

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

25MOD METAL 100

Roof Structure

10STEEL FRME 100

Roof Cover

12MODULAR MT 100

Interior Wall

07NONE 100

Interior Floor

03CONC FINSH 100

Ceiling

03PART.FIN. 100

Air Condition

01NONE 100

Heating Type

01NONE 100

Plumbing Frame

11 100
STEEL 100

Story Height

12 100

RMS Stories

7 100
1. 1. 100

Class

00. 100

Units Occupancy

0 100
NONE 100

Quality

03Quality Level 03

DOR CODE

3800GOLF COURSES

MAP NUM

MKT AREA10

NEIGHBORHOOD/LOC

10002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

841

185

1,556

23,721

BAS

5,827

100

5,827

88,833

CAN

532

30

160

2,439

TOTALS

7,200

7,543

114,994

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

10803

ASPHALT C

0000

17,803.00

SF

2.00

2.00

100

1987

1987

3

50

17,803

20810

CONCRETE A

0032

480.00

SF

6.50

6.50

100

1987

1987

3

52

1,622

31242

WD DECK A

0016

256.00

SF

10.00

10.00

100

1990

1990

3

20

512

40810

CONCRETE A

0000

296.00

SF

6.50

6.50

100

1990

1990

3

59.5

1,145

50400

CONC CURB

0000

46.00

LF

15.00

15.00

100

1990

1990

3

68

469

60681

POLE SHED

0095

1,615.00

SF

15.00

15.00

100

2000

2000

3

28

6,783

76001

ROLLUP DR

1000

5.00

UT

400.00

400.00

100

1987

1987

3

20

400

84950

BOLLARD

0000

15.00

UT

100.00

100.00

100

2005

2005

3

100

1,500

90810

CONCRETE A

0000

310.00

SF

6.50

6.50

100

1987

1987

3

52

1,048

100681

POLE SHED

0022

264.00

SF

15.00

15.00

100

2005

2005

3

40

1,584

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1003800

C

GOLF CRS

000006

PUD

0.00

0.00

143.63

AC

1.00

1.00

1.00

4,000.00

4,000.00

574,520

REVIEW DATE

11/21/2022

BY

HS

Total Acres:

143.63

Total Land Value:

574,520

Market:

0

Agricultural:

0

Common:

574,520

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENT

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

480306

7,543

85.4400

39.09

294,856

1987

1987

0

0

61.00

39.00

1STOR WAREH - 0% - 0

Heated Area: 6668

HX Base Yr

120

12

17

48

17

103

8

28

19

28

19

24

BAS

1993

CAN

1993

AOF

1993

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

07/18/2024

TD

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2333/0107

6/07/2019

QC

U

V

11

100

GRANTOR: OMNI AMELIA ISLAND LL

GRANTEE: AMELIA ISLAND EQUIT

2148/1103

9/21/2017

SW

U

I

37

3,700,000

GRANTOR: OMNI AMELIA ISLAND LL

GRANTEE: AMELIA ISLAND EQUIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W120 S24 CAN=[YR=1993] S28 E19 N28 W19\$ E19 S28 W19 S8 E103 AOF=[YR=1993] E17 N48 W17 S29 W5 S5 E5 S14\$ N14 W5 N5 E5 N29 E17 N12\$.

NASSAU COUNTY PROPERTY

PAGE 1 of 9

5

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000

[illegible]

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	14	WD SHINGLE 60								0303	04	5,075	116.9583	125.44	636,608	1987	1987		0	10	48.00	42.00	VALUATION BY				STANDARD																				
Exterior Wall	17	CB STUCCO 40								4 CLUB HOUSE - 0% - 0										Heated Area: 3255										HX Base Yr																	
Roof Structure	08	IRREGULAR 100																												Tax Group: 5				Tax Dist:													
Roof Cover	11	SLATE 100																												BUILDING MARKET VALUE				1,127,058													
Interior Wall	05	DRYWALL 80																												TOTAL MARKET OB/XF VALUE				1,186,825													
Interior Wall	06	CUST PANEL 20																												TOTAL LAND VALUE - MARKET				574,520													
Interior Floo	14	CARPET 90																												TOTAL MARKET VALUE				2,888,403													
Interior Floo	11	CLAY TILE 10																												SOH/AGL Deduction				0													
Ceiling	02	F.NOT SUS 100																												ASSESSED VALUE				2,888,403													
Air Condition	03	CENTRAL 100																												TOTAL EXEMPTION VALUE				0													
Heating Type	04	AIR DUCTED 100																												BASE TAXABLE VALUE				2,888,403													
Fixtures		12 100																												TOTAL JUST VALUE				2,888,403													
Frame	04	REIN CONC 100																												NCON VALUE				0													
Story Height		10 100																												INCOME VALUE																	
RMS		13 100																												PREVIOUS YEAR MKT VALUE				2,957,448													
Stories	2.	2. 100																																													
Units		0 100																																													
BUD8 Adjustme	05	DIST 1A 100																																													
Qualifacy	00	NONE 100 Level 03																																													
DOR CODE	3800	GOLF COURSES																																													
MAP NUM								MKT AREA		10																																					
NEIGHBORHOOD/LOC	10002.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	964	100	964	50,788																																											
BAS	425	100	425	22,391																																											
FOP	112	30	34	1,791																																											
FST	204	50	102	5,374																																											
FUS	1,450	100	1,450	76,393																																											
SPA	490	85	416	21,917																																											
UGR	4,210	40	1,684	88,721																																											
TOTALS	7,855		5,075	267,375																																											
EXTRA FEATURES					12 LONG POINT DR, FERNANDINA BEACH										BLD DATE										LGL DATE					07/18/2024					TD												
					XF DATE										LAND DATE																																
					INC DATE										AG DATE																																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																															
31	0803	ASPHALT C	0	0	0	0		31,516.00	SF 2.00		2.00	10	1987	1987	3	40	25,213																														
32	0400	CONC CURB	0	0	0	0		924.00	LF 15.00		15.00	10	1987	1987	3	52	7,207																														
33	0803	ASPHALT C	0	0	0	0		24,674.00	SF 2.00		2.00	10	1997	1997	3	40	19,739																														
34	0812	CONCRETE C	0	0	0	0		1,947.00	SF 4.00		4.00	10	1997	1997	3	63	4,906																														
35	0446	BOX FNC 6'	0	0	0	0		126.00	LF 20.00		20.00	100	1997	1997	3	20	504																														
36	1126	CB/STC 8"	0	0	0	0		107.00	SF 8.00		8.00	100	1997	1997	3	73	625																														
37	0462	ST/AL FNC	0	0	0	0		120.00	SF 10.00		10.00	100	1997	1997	3	25	300																														
38	0972	ST LGHT UN	0	0	0	0		4.00	UT 2,530.00		2,530.00	100	1997	1997	3	42	4,250																														
39	0940	SHEDS/PORT	0	0	6	5		30.00	SF 30.00		30.00	100	1997	1997	3	20	180																														
40	0810	CONCRETE A	0	0	0	0		445.00	SF 6.50		6.50	10	1997	1997	3	63	1,822																														
LAND DESCRIPTION					TOTAL OB/XF										64,746																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000

REVIEW DATE	11/21/2022	BY	HS	Total Acres:	143.63	Total Land Value:	574,520	Market:	0	Agricultural:	0	Common:	574,520	PRINTED 08/06/2024 BY SYS
-------------	------------	----	----	--------------	--------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

AMELIA ISLAND EQUITY CLUB INC
5 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

01-1N-28-0000-0005-0000

[illegible]

[illegible]