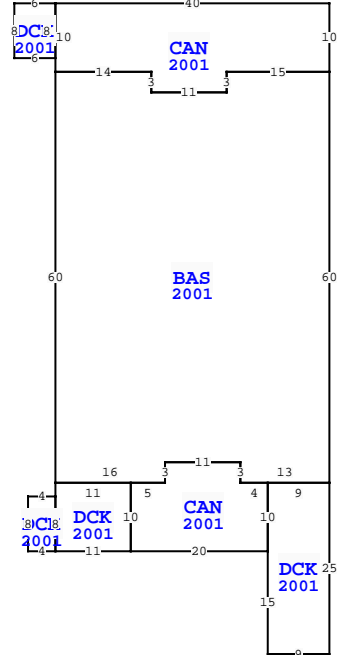


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	11	SLATE 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		15 100	
Frame	02	WOOD FRAME 100	
Common Wall		28 100	
Story Height		10 100	
RMS		7 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	OWNER OCC 100	
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,334	100	2,334
CAN	233	30	70
CAN	433	30	130
DCK	32	10	3
DCK	48	10	5
DCK	110	10	11
DCK	225	10	22
TOTALS	3,415		2,575
			255,926

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1	RETAILSTOR	- 0%	- 0										
					Heated Area: 2334				HX Base Yr				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 24	
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,360,709		
TOTAL MARKET OB/XF VALUE	745,125		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	12,159,459		
SOH/AGL Deduction	1,293,956		
ASSESSED VALUE	10,865,503		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,865,503		
TOTAL JUST VALUE	12,159,459		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,504,886		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23008805	REROOF 10 AMELIA		07/11/2023
22007732	REROOF- STAND SEA	217,950	08/11/2022
21016854	XFOB - DECK W/REN	450,000	12/06/2021
21013450	REMODEL	250,000	10/14/2021
B19547	ADDITION	6,000	03/01/2007
M0408578	H/AC	3,000	08/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

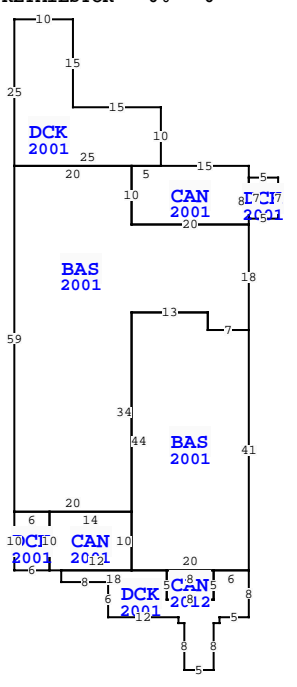
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	92,041.00	SF	2.00	2.00	100	2001	2001	3	50	92,041	
2	0812	CONCRETE C	0	0	0	16,851.00	SF	4.00	4.00	100	2001	2001	3	80	53,923	
3	0825	BRICK	0	0	0	2,590.00	SF	12.50	12.50	100	2001	2001	3	94	30,433	
4	0400	CONC CURB	0	0	0	260.00	LF	15.00	15.00	100	2001	2001	3	85	3,315	
5	0972	ST LGHT UN	0	0	0	33.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	45,920	
6	0383	FREEZER	0	0	8	48.00	SF	105.00	105.00	100	2001	2001	3	48	2,419	
7	0381	COOLER	0	0	8	88.00	SF	82.50	82.50	100	2001	2001	3	48	3,485	
8	0446	BOX FNC 6'	0	0	0	177.00	LF	20.00	20.00	100	2001	2001	3	20	708	
9	0861	POOL GUNIT	0	0	0	322.00	SF	85.00	85.00	100	2001	2001	3	27	7,390	
10	1242	WD DECK A	0	0	0	961.00	SF	10.00	10.00	100	2001	2001	3	20	1,922	

LAND DESCRIPTION														TOTAL OB/XF										
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
1	001600	C	SH CTR COM	0	0003	PUD	0.00	0.00	807,150.00	SF		1.00	1.00	1.00	7.50	7.50	6,053,625							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	11	SLATE 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 80	
Interior Floor	14	CARPET 20	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		6 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		9 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	859	100	859
BAS	1,501	100	1,501
CAN	140	30	42
CAN	200	30	60
CAN	40	30	12
DCK	35	10	4
DCK	60	10	6
DCK	215	10	22
DCK	400	10	40
TOTALS	3,450		2,546
			201,096

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND		
2	RETAILSTOR	- 0%	- 0											
Heated Area: 2360 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 24
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		5,360,709	
TOTAL MARKET OB/XF VALUE		745,125	
TOTAL LAND VALUE - MARKET		6,053,625	
TOTAL MARKET VALUE		12,159,459	
SOH/AGL Deduction		1,293,956	
ASSESSED VALUE		10,865,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,865,503	
TOTAL JUST VALUE		12,159,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,504,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310678	REMODEL	5,000	01/01/2003
B0108850	NEW CONSTR	60,000	10/01/2001
B0109005	NEW CONSTR	1,000	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100

GRANTOR: AMELIA ISLAND COMPANY			
GRANTEE: OMNI AMELIA ISLAND			
1700/1211	9/17/2010	WD	U I 11
GRANTOR: AMELIA ISLAND COMPANY			
GRANTEE: OMNI AMELIA ISLAND			

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
11	0830	FLAGSTONE	0	0	0	0	357.00	SF	12.00	12.00	100	2001	2001	3	80	3,427	
12	0300	BOAT DCK W	0	0	89	7	623.00	SF	40.00	40.00	100	2001	2001	3	29	7,227	
13	0300	BOAT DCK W	0	0	0	0	2,442.00	SF	40.00	40.00	100	2001	2001	3	29	28,327	
14	0819	CONC 12"	0	0	0	0	149.00	SF	9.50	9.50	100	2001	2001	3	80	1,132	
15	1123	CB 8"	0	0	0	0	64.00	SF	6.15	6.15	100	2001	2001	3	80	315	
16	0444	BOX FNC 4'	0	0	0	0	21.00	LF	6.50	6.50	100	2001	2001	3	20	27	
17	1126	CB/STC 8"	0	0	0	0	206.00	SF	8.00	8.00	100	2001	2001	3	80	1,318	
18	1129	STONE 8"	0	0	48	2	96.00	SF	15.75	15.75	100	2001	2001	3	94	1,421	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	55	330	
20	0965	SPRNK FIRE	0	0	0	0	246.00	UT	240.00	240.00	100	2001	2001	3	80	47,232	

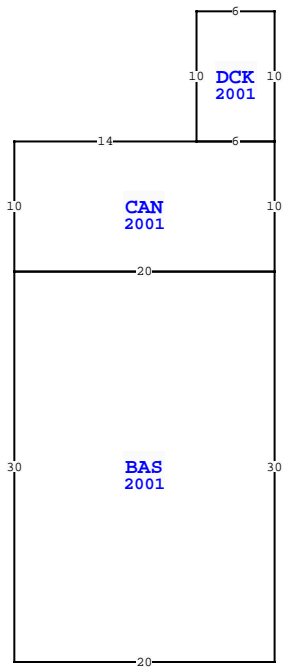
LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80 AMELIA VILLAGE CIR, FERNANDINA BEACH																								
														90,756										

BUILDING NOTES													
DCK=[YR=2001] W5 CAN=[YR=2001] N2 W15 DCK=[YR=2001] N10 W15 N15 W10 S25 BAS=[YR=2001] S59 DCK=[YR=2001] S10 E6 CAN=[YR=2001] E2 DCK=[YR=2001] S2 E8 S6 E12 S1 E1 S8 E5 N8 E1 N1 E5 N8 BAS=[YR=2001] N41 W7 N3 W13 S44 E20 \$ W6 CAN=[YR=2012] W8 S5 E8 N5\$ S5 W8 N5 W18\$ E12 N10 W14 S10\$ N10 W6\$ E20 N34 E13 S3 E7 N18 W20 N10 W20\$ E25\$ W5 S10 E20 N8\$ S7 E5 N7\$.													



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	11	SLATE 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		2 100	
Frame	02	WOOD FRAME 100	
Common Wall		30 100	
Story Height		10 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	600	100	600
CAN	200	30	60
DCK	60	10	6
TOTALS	860		666

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
3	RETAILSTOR	- 0%	- 0										
Heated Area: 600 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 24
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			5,360,709
TOTAL MARKET OB/XF VALUE			745,125
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			12,159,459
SOH/AGL Deduction			1,293,956
ASSESSED VALUE			10,865,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,865,503
TOTAL JUST VALUE			12,159,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,504,886

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
21	0920	CWALL-WD/M	0	0	0	0	258.00	LF	390.00	390.00	100	2001	2001	3	20	20,124	
22	0450	PREFAB FNC	0	0	0	0	331.00	LF	8.00	8.00	100	2001	2001	3	20	530	
23	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	20	4,000	
24	0830	FLAGSTONE	0	0	0	0	184.00	SF	12.00	12.00	100	2002	2002	3	82	1,811	
25	0810	CONCRETE A	0	0	11	12	132.00	SF	6.50	6.50	100	2002	2002	3	82	704	
26	0445	BOX FNC 5'	0	0	0	0	26.00	LF	8.10	8.10	100	2002	2002	3	20	42	
27	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	100	2002	2002	3	82	256	
28	0446	BOX FNC 6'	0	0	0	0	75.00	LF	20.00	20.00	100	2002	2002	3	20	300	
29	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2002	2002	3	82	171	
30	1242	WD DECK A	0	0	0	0	95.00	SF	10.00	10.00	100	2002	2002	3	20	190	

BLD DATE		HS	LGL DATE
11/18/2022			
XF DATE		KK	LAND DATE
07/01/2022			05/24/2021
INC DATE			AG DATE

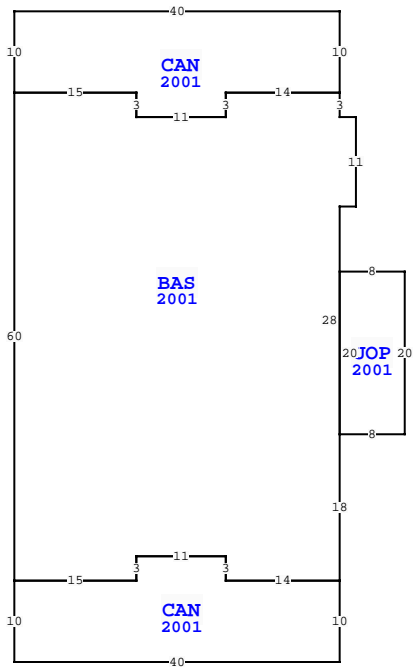
BUILDING NOTES													
80 AMELIA VILLAGE CIR, FERNANDINA BEACH													
BUILDING DIMENSIONS													
DCK=[YR=2001] W6 S10 CAN=[YR=2001] W14S10 BAS=[YR=2001] S30E20N30W20\$ E20 N10 W6\$ E6 N10\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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
28,128																								



ELEMENT		BUILDING CHARACTERISTICS		
CD	CONSTRUCTION			
12	CEDAR 100			
04	WOOD TRUSS 100			
11	SLATE 100			
05	DRYWALL 100			
12	HARDWOOD 100			
01	FIN.SUSPD 100			
03	CENTRAL 100			
04	AIR DUCTED 100			
5	100			
02	WOOD FRAME 100			
28	100			
10	100			
4	100			
1.	1. 100			
0	100			
00	NONE 100			
04	Quality Level 04			
1600	COMMUNITY SHOPPING			
	MKT AREA	10		
10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	168,937
CAN	433	30	130	9,322
CAN	433	30	130	9,322
UOP	160	20	32	2,295
TOTALS	3,382		2,648	189,875

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1101	04	2,648	100.6377	143.41	379,750	2001	2001	0	0	30	20.00	50.00	
5 RETAILSTOR - 0% - 0 Heated Area: 2356 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 5 of 24	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		5,360,709	
TOTAL MARKET OB/XF VALUE		745,125	
TOTAL LAND VALUE - MARKET		6,053,625	
TOTAL MARKET VALUE		12,159,459	
SOH/AGL Deduction		1,293,956	
ASSESSED VALUE		10,865,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,865,503	
TOTAL JUST VALUE		12,159,459	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		12,504,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
41	0350	CARPENT WD	0	0	15	9	135.00	SF	13.00	13.00	100	2012	2012	3	55	965	
42	0855	CONC PAVER	0	0	0	0	1,445.00	SF	10.00	10.00	100	2012	2012	3	93	13,439	
43	0400	CONC CURB	0	0	0	0	131.00	LF	15.00	15.00	100	2012	2012	3	95	1,867	
44	0803	ASPHALT C	0	0	0	0	2,372.00	SF	2.00	2.00	100	2005	2005	3	56	2,657	
45	0811	CONCRETE B	0	0	0	0	533.00	SF	5.20	5.20	100	2005	2005	3	86	2,384	
46	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2005	2005	3	86	363	
47	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	2005	2005	3	86	973	
48	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2005	2005	3	24	77	
49	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2005	2005	3	86	402	
50	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	2005	2005	3	86	319	

BUILDING NOTES													
BUILDING DIMENSIONS													
80 AMELIA VILLAGE CIR, FERNANDINA BEACH													
CAN=[YR=2001] W40 S10 BAS=[YR=2001] S60 CAN=[YR=2001] S10 E40 N10 W14 N3 W11 S3 W15\$ E15 N3 E11 S3 E14 N18 UOP=[YR=2001] E8 N20 W8 S20\$ N28 E2 N11 W2 N3 W14 S3 W11 N3 W15 \$ E15 S3 E11 N3 E14 N10\$.													

LAND DESCRIPTION														TOTAL OB/XF											
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	
TOTAL OB/XF 23,446																									



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	12	CEDAR 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	11	SLATE 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 80		
Interior Floo	11	CLAY TILE 20		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	11	100		
Frame	02	WOOD FRAME 100		
Story Height		14 100		
RMS		4 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM		MKT AREA	10	
NEIGHBORHOOD/LOC		10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,836	100	4,836	468,633
CAN	1,265	30	380	36,824
DCK	85	10	8	775
FST	257	50	128	12,404
KTA	1,271	110	1,398	135,473
UOP	225	20	45	4,361
UOP	448	20	90	8,722
UST	4,980	40	1,992	193,035
TOTALS	13,367		8,877	860,226

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
6	RSTARANT 1	- 0%	- 0									
Heated Area: 6107 HX Base Yr												
BLD DATE	11/18/2022	HS	LGL DATE	05/24/2021	KK	XF DATE	07/01/2022	KK	AG DATE			

NASSAU COUNTY PROPERTY		PAGE 6 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,360,709		
TOTAL MARKET OB/XF VALUE	745,125		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	12,159,459		
SOH/AGL Deduction	1,293,956		
ASSESSED VALUE	10,865,503		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,865,503		
TOTAL JUST VALUE	12,159,459		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,504,886		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
51	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	6.50	100	2005	2005	3	86	419	
52	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	24	96	
53	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2005	2005	3	66	594	
54	0803	ASPHALT C	0	0	0	0	12,036.00	SF	2.00	2.00	100	1990	1990	3	50	12,036	
55	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	2,834	
56	0803	ASPHALT C	0	0	0	0	1,883.00	SF	2.00	2.00	100	1990	1990	3	50	1,883	
57	0802	ASPHALT B	0	0	0	0	624.00	SF	2.40	2.40	100	1990	1990	3	50	749	
58	0855	CONC PAVER	0	0	0	0	5,269.00	SF	10.00	10.00	100	2013	2013	3	94	49,529	
59	1126	CB/STC 8"	0	0	0	0	424.00	SF	8.00	8.00	100	2013	2013	3	94	3,188	
60	0812	CONCRETE C	0	0	0	0	2,533.00	SF	4.00	4.00	100	2013	2013	3	94	9,524	
TOTALS													80,852				

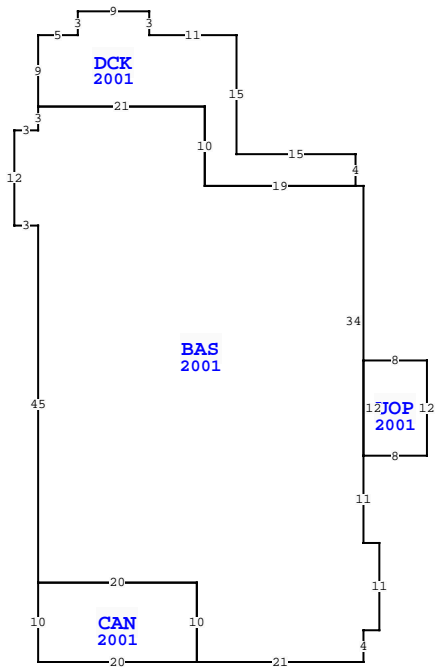
BUILDING NOTES			
80 AMELIA VILLAGE CIR, FERNANDINA BEACH, FL 32035			

BUILDING DIMENSIONS			
UOP=[YR=2001] W14 KTA=[YR=2001] N10 W13 BAS=[YR=2001] N2 W2 N1 W18 N3 W12 S3 W24 N10 W15 S3 W9 N3 W15 S16 UOP=[YR=2001] W9 S25 E9 N25 \$ S29 CAN=[YR=2001] W9 S24 E39 S10 E32 S4 E14 N4 E15 N4 DCK=[YR=2001] E17 N5 FST=[YR=2001] N17 W9 S4 W8 S13 E17 \$ W17 S5 \$ N5 W17 N3 W10 S3 W17 N1 W2 N2 W5 N7 W15 N3 W9 S3 W16 N15 \$ S15 E16 N3 E9 S3 E15 S7 E5 S2 E2 S1 E17 N3 E10 S3 E17 N13 W14 N1 W2 N3 W2N2 W1 N8 E4 N2 E4 N5 W4 N2 W4 N8 E1 N2 E2 N3 E2 N1 E11 S4 E7 N11 \$ S11 W7 N4 W11 S1W2 S3 W2 S2 W1 S8 E4 S2 E4 S5 W4 S2 W4 S8 E1 S2 E2 S3 E2 S1 E22 N4 E9 N30 \$ S38 E8 N14 E6 N24 \$ PTR=E15 UST=[YR=2001] E4 N21 E7 N4 E4S4E9N4E4S4E8S18E7N6E4N6E43S4 E6S21E4S9W4S21W9S4W4 N4 W9 S4 W9N4 W9 S4 W4N4W8S4W4 N14 W11 S4 W4 N4 W9			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	11	SLATE 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		5 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,528	100	2,528
CAN	200	30	60
DCK	352	10	35
UOP	96	20	19
TOTALS	3,176		2,642
			206,631

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
7	RETAILSTOR	- 0%	- 0		413,262	2001	2001	0	0	30	20.00	50.00	
				Heated Area: 2528			HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 7 of 24	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			5,360,709
TOTAL MARKET OB/XF VALUE			745,125
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			12,159,459
SOH/AGL Deduction			1,293,956
ASSESSED VALUE			10,865,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,865,503
TOTAL JUST VALUE			12,159,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,504,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
61	0446	BOX FNC 6'	0	0	0	0	36.00	LF	20.00	20.00	100	2013	2013	3	60	432	
62	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
63	0648	LIGHTS-AV	0	0	0	0	22.00	UT	140.00	140.00	100	2013	2013	3	60	1,848	
64	0972	ST LGHT UN	0	0	0	0	13.00	UT	1,265.00	1,265.00	100	2013	2013	3	85	13,978	
65	0810	CONCRETE A	0	0	50	6	300.00	SF	6.50	6.50	100	2013	2013	3	94	1,833	
66	0975	ST LT/ARM	0	0	0	0	13.00	UT	300.00	300.00	100	2013	2013	3	85	3,315	
67	0855	CONC PAVER	0	0	10	2	20.00	SF	10.00	10.00	100	2013	2013	3	94	188	
68	0812	CONCRETE C	0	0	0	0	3,572.00	SF	4.00	4.00	100	2013	2013	3	94	13,431	
69	0850	PEBBLE WLK	0	0	0	0	278.00	SF	3.50	3.50	100	1980	1980	3	32.5	316	
70	1126	CB/STC 8"	0	0	0	0	20.00	SF	8.00	8.00	100	1980	1980	3	32.5	52	

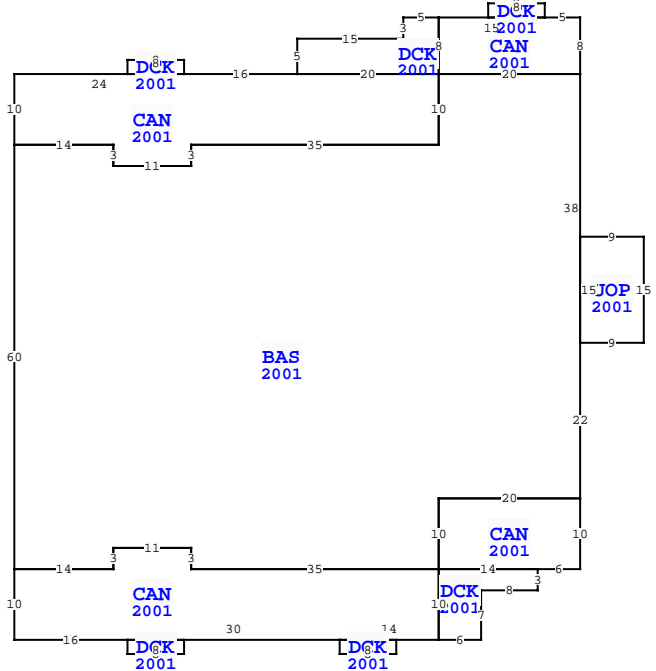
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2001] W1 DCK=[YR=2001] N4 W15 N15 W11 N3 W9 S3 W5 S9 E21 S10 E19 \$ W19 N10W21 S3 W3 S12 E3 S45 CAN=[YR=2001] S10 E20 N10 W20\$ E20 S10 E21 N4 E2 N11 W2 N11 UOP=[YR=2001] E8 N12 W8 S12\$ N34\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 35,648																								

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	6	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
9	RETAILSTOR	- 0%	- 0										
Heated Area: 4734 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 9 of 24	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		5,360,709	
TOTAL MARKET OB/XF VALUE		745,125	
TOTAL LAND VALUE - MARKET		6,053,625	
TOTAL MARKET VALUE		12,159,459	
SOH/AGL Deduction		1,293,956	
ASSESSED VALUE		10,865,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,865,503	
TOTAL JUST VALUE		12,159,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,504,886	

Quality				
04 Quality Level 04				
DOR CODE 1600 COMMUNITY SHOPPING				
MAP NUM		MKT AREA		10
NEIGHBORHOOD/LOC 10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,734	100	4,734	355,926
CAN	160	30	48	3,609
CAN	200	30	60	4,511
CAN	633	30	190	14,285
CAN	633	30	190	14,285
DCK	16	10	2	151
DCK	16	10	2	151
DCK	16	10	2	151
DCK	16	10	2	151
DCK	84	10	8	602
TOTALS	6,758		5,277	396,751

** This building has 12 Sub-Areas

BLD DATE	11/18/2022	HS	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021
INC DATE			AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
81	0446	BOX FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	2001	2001	3	20	140	
82	0855	CONC PAVER	0	0	20	5	100.00	SF	10.00	10.00	100	2001	2001	3	80	800	
83	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
84	0850	PEBBLE WLK	0	0	0	0	874.00	SF	3.50	3.50	100	1972	1972	3	23	704	
85	0810	CONCRETE A	0	0	6	9	54.00	SF	6.50	6.50	100	1972	1972	3	23	81	
86	0820	WOOD WALK	0	0	21	5	105.00	SF	11.75	11.75	100	1990	1990	3	40	494	
87	0820	WOOD WALK	0	0	51	4	204.00	SF	11.75	11.75	100	2001	2001	3	40	959	
88	1076	TRELLIS A	0	0	12	8	96.00	SF	7.50	7.50	100	2001	2001	3	27	194	
89	0300	BOAT DCK W	0	0	0	0	140.00	SF	40.00	40.00	100	2001	2001	3	29	1,624	
90	0855	CONC PAVER	0	0	0	0	174.00	SF	10.00	10.00	100	2001	2001	3	80	1,392	

BUILDING NOTES			

BUILDING DIMENSIONS			
CAN=[YR=2001] W5 DCK=[YR=2001] N2 W8 S2 E8 \$ W15			
DCK=[YR=2001] W5 S3 W15 S5 CAN=[YR=2001] W16 DCK=[YR=2001]			
N2 W8 S2 E8 \$ W24 S10 E14 S3 E11 N3 E35 N10 W20 \$ E20 N8 \$			
S8BAS=[YR=2001] S10 W35 S3 W11 N3 W14 S60 CAN=[YR=2001] S10			
E16 DCK=[YR=2001] S2 E8 N2 W8 \$ E30 DCK=[YR=2001] S2 E8 N2			
W8 \$ E14 DCK=[YR=2001] E6 N7 E8 N3 CAN=[YR=2001] E6 N10 W20			
S10 E14 \$ W14 S10 \$ N10 W35 N3 W11 S3 W14 \$ E14 N3 E11 S3 E35			
N10 E20 N22 UOP=[YR=2001] E9 N15 W9 S15 \$ N38 W20 \$ E20 N8 \$			

LAND DESCRIPTION														TOTAL OB/XF										
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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	11	SLATE 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	08	DECORATIVE 10	
Interior Floor	14	CARPET 50	
Interior Floor	15	HARDTILE 50	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		53 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		39 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	10,049	100	10,049
CAN	2,107	30	632
SDA	763	110	839
UOP	197	20	39
TOTALS	13,116		11,559
			920,096

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
10	RETAILSTOR	- 0%	- 0		1,840,193	2001	2001	0	0	30	20.00	50.00	
				Heated Area:	10812					HX Base Yr			
BLD DATE	11/18/2022	HS	LGL DATE	05/24/2021	KK								
XF DATE	07/01/2022	KK	LAND DATE		KK								
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY		PAGE 10 of 24	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			5,360,709
TOTAL MARKET OB/XF VALUE			745,125
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			12,159,459
SOH/AGL Deduction			1,293,956
ASSESSED VALUE			10,865,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,865,503
TOTAL JUST VALUE			12,159,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,504,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
91	1242	WD DECK A	0	0	0	468.00	SF	10.00	10.00	100	2001	2001	3	20	936	
92	1125	CB/STC 6"	0	0	27	162.00	SF	6.25	6.25	100	1972	1972	3	23	233	
93	1125	CB/STC 6"	0	0	21	63.00	SF	6.25	6.25	100	1972	1972	3	23	91	
94	0850	PEBBLE WLK	0	0	14	56.00	SF	2.98	2.98	100	1972	1972	3	23	38	
95	0850	PEBBLE WLK	0	0	0	192.00	SF	2.98	2.98	100	1972	1972	3	23	131	
96	1125	CB/STC 6"	0	0	21	105.00	SF	7.35	7.35	100	1972	1972	3	23	178	
97	0850	PEBBLE WLK	0	0	0	381.00	SF	3.50	3.50	100	1972	1972	3	23	307	
98	1125	CB/STC 6"	0	0	2	30.00	SF	7.35	7.35	100	1972	1972	3	23	51	
99	1125	CB/STC 6"	0	0	6	162.00	SF	7.35	7.35	100	1972	1972	3	23	274	
100	0810	CONCRETE A	0	0	0	189.00	SF	6.50	6.50	100	1972	1972	3	23	283	

TOTAL OB/XF														2,522
80 AMELIA VILLAGE CIR, FERNANDINA BEACH														

BUILDING NOTES													

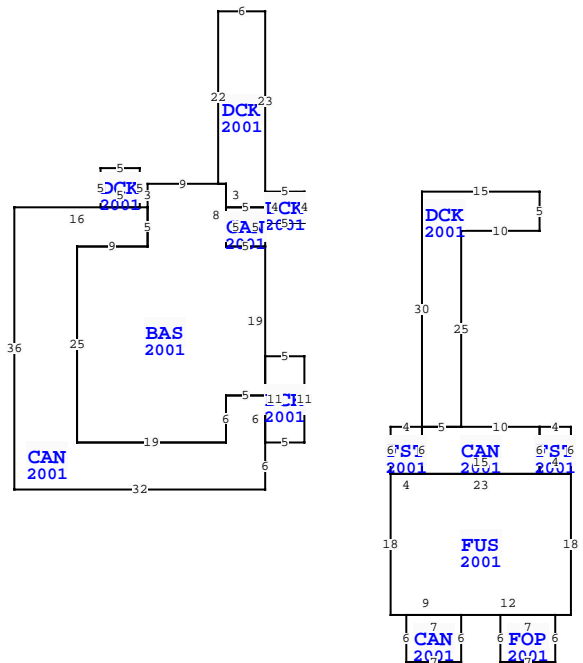
BUILDING DIMENSIONS													
BAS=[YR=2001] 10049 \$ SDA=[YR=2001] 763\$ CAN=[YR=2001] 2107\$ UOP=[YR=2001] 197 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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



ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
11	RETAILSTOR	- 0%	- 0		Heated Area: 1064						HX Base Yr		



Quality	03	Quality Level 03		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM		MKT AREA 10		
NEIGHBORHOOD/LOC	10002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100	650	52,686
CAN	25	30	8	649
CAN	42	30	13	1,054
CAN	90	30	27	2,189
CAN	507	30	152	12,321
DCK	20	10	2	162
DCK	25	10	2	162
DCK	55	10	6	487
DCK	147	10	15	1,216
DCK	200	10	20	1,621
TOTALS	2,265		1,346	109,100

** This building has 14 Sub-Areas

BLD DATE	11/18/2022	HS	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021
INC DATE			AG DATE	

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
01	0381	COOLER	0	0	16	10	SF	82.50	82.50	100	2002	2002	3	50	6,600	
02	0965	SPRINK FIRE	0	0	0	0	UT	240.00	240.00	100	1980	1980	3	60	6,624	
03	0446	BOX FNC 6'	0	0	0	0	LF	20.00	20.00	100	1990	1990	3	20	124	
04	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2002	2002	3	58	348	
05	0444	BOX FNC 4'	0	0	0	0	LF	6.50	6.50	100	2002	2002	3	20	21	
06	0803	ASPHALT C	0	0	0	0	SF	2.00	2.00	100	1990	1990	3	50	1,822	
07	0964	HALON SYST	0	0	14	3	SF	50.00	50.00	100	2002	2002	3	82	1,722	
08	0142	BAR TOP A	0	0	37	0	LF	165.00	165.00	100	2002	2002	3	20	1,221	
09	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	2000	2000	3	20	2,246	
10	0855	CONC PAVER	0	0	0	0	SF	10.00	10.00	100	2000	2000	3	79	4,140	

80 AMELIA VILLAGE CIR, FERNANDINA BEACH													
TOTAL OB/XF													
24,868													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 11 of 24
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			5,360,709
TOTAL MARKET OB/XF VALUE			745,125
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			12,159,459
SOH/AGL Deduction			1,293,956
ASSESSED VALUE			10,865,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,865,503
TOTAL JUST VALUE			12,159,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,504,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100

GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

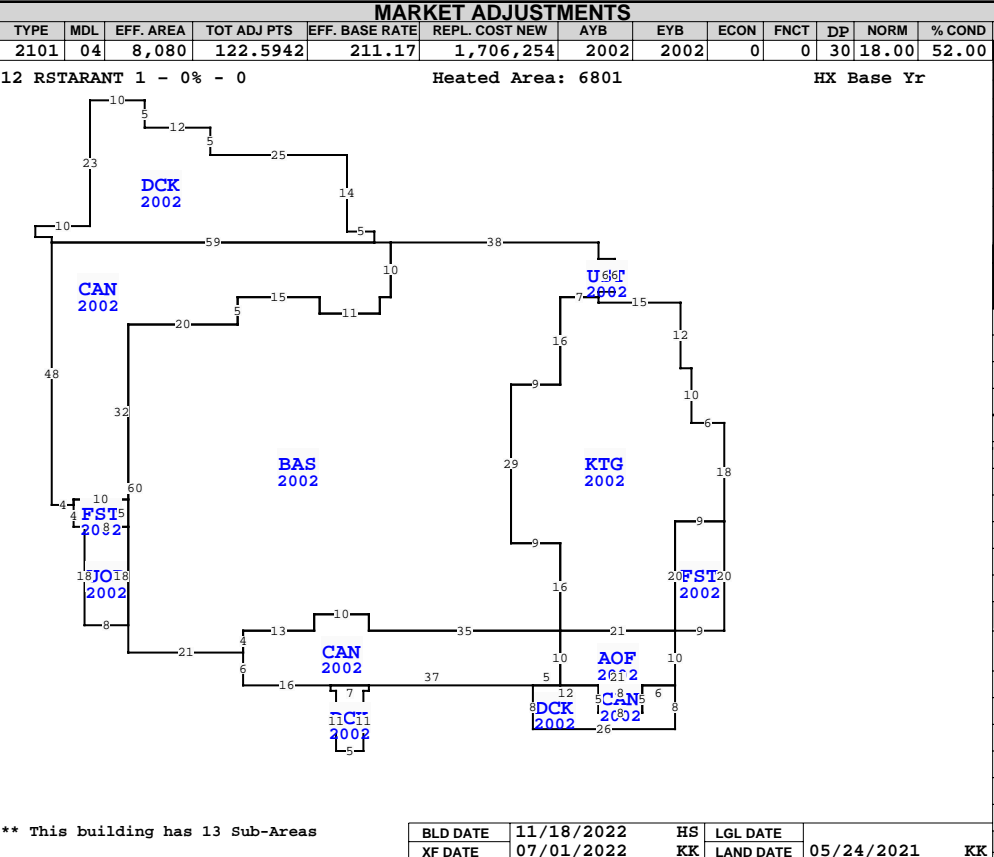
BUILDING NOTES													
DCK=[YR=2001] W5 DCK=[YR=2001] N23 W6 S22 BAS=[YR=2001] W9 S3 CAN=[YR=2001] W1 DCK=[YR=2001] N5 W5 S5 E5 \$ W16 S36 E32 N6 DCK=[YR=2001] E5 N11 W5 S11 \$ N6 W5 S6 W19 N25 E9 N5 \$ S5 W9 S25 E19 N6 E5 N19 CAN=[YR=2001] N5 W5 S5 E5 \$ W5 N8 W1 \$ E1 S3 E5 N2 \$ S4 E5 N4 \$ PTR= E15 DCK=[YR=2001] E15 S5 W10 S25 CAN=[YR=2001] E10 FST=[YR=2001] E4 S6 FUS=[YR=2001] S18 W2 FOP=[YR=2001] S6 W7 N6 E7 \$ W12 CAN=[YR=2001] S6 W7 N6 E7 \$ W9 N18 FST=[YR=2001] N6 E4 S6 W4 \$ E23 \$ W4 N6 \$ S6 W15 N6 E5 \$ W5 N30 \$ W15 \$.													

BUILDING DIMENSIONS													
DCK=[YR=2001] W5 DCK=[YR=2001] N23 W6 S22 BAS=[YR=2001] W9 S3 CAN=[YR=2001] W1 DCK=[YR=2001] N5 W5 S5 E5 \$ W16 S36 E32 N6 DCK=[YR=2001] E5 N11 W5 S11 \$ N6 W5 S6 W19 N25 E9 N5 \$ S5 W9 S25 E19 N6 E5 N19 CAN=[YR=2001] N5 W5 S5 E5 \$ W5 N8 W1 \$ E1 S3 E5 N2 \$ S4 E5 N4 \$ PTR= E15 DCK=[YR=2001] E15 S5 W10 S25 CAN=[YR=2001] E10 FST=[YR=2001] E4 S6 FUS=[YR=2001] S18 W2 FOP=[YR=2001] S6 W7 N6 E7 \$ W12 CAN=[YR=2001] S6 W7 N6 E7 \$ W9 N18 FST=[YR=2001] N6 E4 S6 W4 \$ E23 \$ W4 N6 \$ S6 W15 N6 E5 \$ W5 N30 \$ W15 \$.													

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	12	CEDAR	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	11	SLATE	100		
Interior Wall	06	CUST PANEL	80		
Interior Wall	05	DRYWALL	20		
Interior Floo	14	CARPET	70		
Interior Floo	15	HARDTILE	30		
Ceiling	01	FIN.SUSPND	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		28	100		
Frame	01	TYP WD	100		
Story Height		10	100		
RMS		6	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA	10		
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
AOF	210	100	210	23,060	
BAS	4,859	100	4,859	533,559	
CAN	40	30	12	1,318	
CAN	610	30	183	20,095	
CAN	1,275	30	382	41,947	
DCK	62	10	6	659	
DCK	168	10	17	1,867	
DCK	949	10	95	10,432	
FST	50	50	25	2,745	
FST	180	50	90	9,883	
TOTALS	10,297		8,080	887,252	



** This building has 13 Sub-Areas

BLD DATE	11/18/2022	HS	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021
INC DATE			AG DATE	

80 AMELIA VILLAGE CIR, FERNANDINA BEACH

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		5,360,709
TOTAL MARKET OB/XF VALUE		745,125
TOTAL LAND VALUE - MARKET		6,053,625
TOTAL MARKET VALUE		12,159,459
SOH/AGL Deduction		1,293,956
ASSESSED VALUE		10,865,503
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		10,865,503
TOTAL JUST VALUE		12,159,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,504,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES	

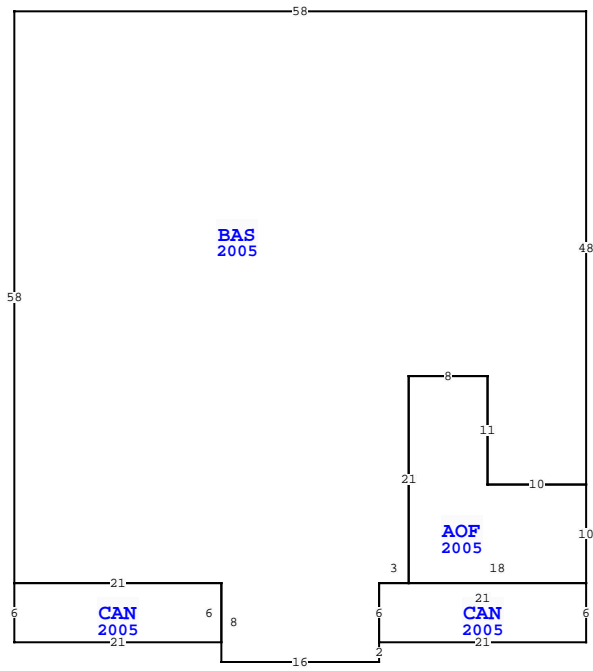
BUILDING DIMENSIONS
 KTG=[YR=2002] W6 N10 W2 N12 W15 N1 BAS=[YR=2002] N1
 UST=[YR=2002] E3 N6 W3 S6 \$ N9 W38 CAN=[YR=2002] W3
 DCK=[YR=2002] N2 W5 N14 W25 N5 W12 N5 W10 S23 W10 S2 E3 S1
 E59 \$ W59 S48 E4 FST=[YR=2002] S4 E2 UOP=[YR=2002] S18 E8
 N18 W8 \$ E8 N5 W10 S1 \$ N1 E10 N32 E20 N5 E15 S3 E11 N3 E2
 N10 \$ S10 W2 S3 W11 N3 W15 S5 W20 S60 E21 CAN=[YR=2002] S6
 E16 DCK=[YR=2002] S1 E1 S11 E5 N11 E1 N1 W7 \$ E37
 DCK=[YR=2002] S8 E26 N8 AOF=[YR=2002] N10 FST=[YR=2002] E9
 N20 W9 S20 \$ W21 S10 E21 \$ W6 CAN=[YR=2002] S5 W8 N5 E8 \$ S5
 W8 N5 W12 \$ E5 N10 W35 N3 W10 S3 W13 S4 \$ N4 E13 N3 E10 S3
 E35 N16 W9 N29 E9 N16 E7 \$ W7 S16 W9 S29 E9 S16 E21 N20 E9
 N18 \$.

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
11	0415	BEACHWALK	0	0	93	4	372.00	SF	5.75	5.75	100	2000	2000	3	20	428	
12	0803	ASPHALT	C	0	0	0	2,879.00	SF	2.00	2.00	100	1974	1974	3	50	2,879	
13	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1974	1974	3	34	34	
14	0802	ASPHALT	B	0	0	7	35.00	SF	2.40	2.40	100	1990	1990	3	50	42	
15	0803	ASPHALT	C	0	0	0	1,777.00	SF	2.00	2.00	100	1993	1993	3	50	1,777	
16	1126	CB/STC 8"	0	0	0	0	308.00	SF	8.00	8.00	100	1974	1974	3	25	616	
17	1242	WD DECK A	0	0	0	0	307.00	SF	10.00	10.00	100	1997	1997	3	20	614	
18	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	1997	1997	3	20	100	
19	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1997	1997	3	20	840	
20	0811	CONCRETE B	0	0	0	0	732.00	SF	5.20	5.20	100	2010	2010	3	91	3,464	
TOTAL OB/XF																10,794	

LAND DESCRIPTION		TOTAL OB/XF														10,794								
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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD ON PLY 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		5 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	268	100	268
BAS	3,224	100	3,224
CAN	126	30	38
CAN	126	30	38
TOTALS	3,744		3,568

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
13	RETAILSTOR	- 0%	- 0										
Heated Area: 3492 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 13 of 24	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			5,360,709
TOTAL MARKET OB/XF VALUE			745,125
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			12,159,459
SOH/AGL Deduction			1,293,956
ASSESSED VALUE			10,865,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,865,503
TOTAL JUST VALUE			12,159,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,504,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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
21	0855	CONC PAVR	0	0	18	5	SF	10.00	10.00	100	2000	2000	3	79	711	
22	0446	BOX FNC 6'	0	0	0	0	LF	23.00	23.00	100	2010	2010	3	45	373	
23	0092	AUTO GATE	0	0	0	0	UT	3,500.00	3,500.00	100	2013	2013	3	60	2,100	
24	0097	AWNING CN	0	0	0	0	SF	65.00	65.00	100	2021	2021	3	95	618	
25	0445	BOX FNC 5'	0	0	0	0	LF	8.10	8.10	100	2022	2022	3	97	299	
26	1241	WD DECK G	0	0	0	0	UT	11.50	11.50	100	2022	2022	3	98	4,643	
TOTALS														8,744		

BUILDING NOTES			

BUILDING DIMENSIONS
 BAS=[YR=2005] W58 S58 CAN=[YR=2005] S6 E21 N6 W21\$ E21 S8 E16 N2 CAN=[YR=2005] E21 N6 AOF=[YR=2005] N10 W10 N11 W8 S21 E18\$ W21 S6\$ N6 E3 N21 E8 S11 E10 N48\$.

LAND DESCRIPTION														TOTAL OB/XF										
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

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	17	CB STUCCO	90	
Exterior Wall	28	GLASS THRM	10	
Roof Structure	04	WOOD TRUSS	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	100	
Ceiling	02	F.NOT SUS	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures	3	100		
Frame	03	MASONRY	100	
Common Wall		25	100	
Story Height		8	100	
RMS		12	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	05	DIST 1A	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	1600 COMMUNITY SHOPPING			
MAP NUM		MKT AREA	10	
NEIGHBORHOOD/LOC	10002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	173	100	173	2,035
BAS	1,951	100	1,951	22,946
FOP	9	30	3	35
FOP	12	30	4	47
PTO	74	5	4	47
UAT	144	10	14	165
TOTALS	2,363		2,149	25,274

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND		
17	OFFICE 1&2	- 0%	- 0										Heated Area: 2138	HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 17 of 24	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			5,360,709
TOTAL MARKET OB/XF VALUE			745,125
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			12,159,459
SOH/AGL Deduction			1,293,956
ASSESSED VALUE			10,865,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,865,503
TOTAL JUST VALUE			12,159,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,504,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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

BLD DATE		11/18/2022	HS	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021	KK
INC DATE			AG DATE		

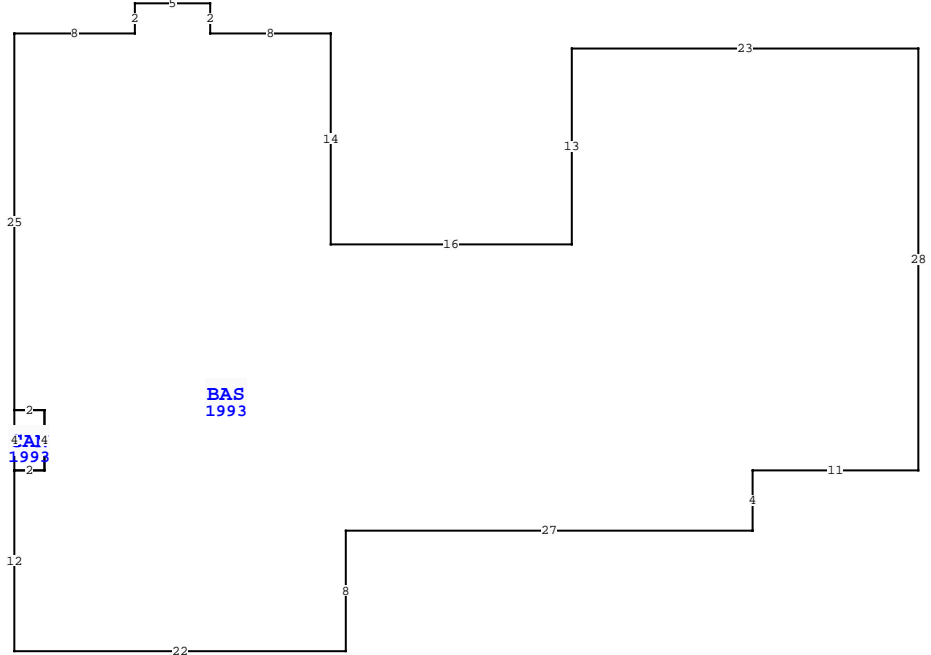
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W1 N1 W17 S11 PTO=[YR=1993] W17 N5 E6 S1 E11 S4 \$ W17 S50 BAS=[YR=1993] S13 E14 N10 W3 N3 W11 \$ E11 FOP=[YR=1993] E3 S3 W3 N3 \$ E3 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S3 E9 S2 E8 N62 \$ PTR=E15 UAT=[YR=1993] E12 S12 W12 N12 \$ W15 \$.	

LAND DESCRIPTION														TOTAL OB/XF										
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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	07	CORK/VTILE	40
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Common Wall		10	100
Story Height		8	100
RMS		6	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,867	100	1,867
CAN	8	30	2
TOTALS	1,875		1,869
			23,534

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
18	OFFICE 1&2	- 0%	- 0									
				Heated Area: 1867			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 18 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,360,709		
TOTAL MARKET OB/XF VALUE	745,125		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	12,159,459		
SOH/AGL Deduction	1,293,956		
ASSESSED VALUE	10,865,503		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,865,503		
TOTAL JUST VALUE	12,159,459		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,504,886		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

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

BLD DATE 11/18/2022 HS LGL DATE 05/24/2021
 XF DATE 07/01/2022 KK LAND DATE
 INC DATE AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W23 S13 W16 N14 W8 N2 W5 S2 W8 S25											
CAN=[YR=1993] S4 E2 N4 W2\$ E2 S4 W2 S12 E22 N8 E27 N4 E11 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	06 CUST PANEL 100
Interior Floo	09 PINE WOOD 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	23 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	6 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
3301	04	4,923	104.3460	126.00	620,298	1974	1999	0	0	30	23.00	47.00

22 BARS - 0% - 0 Heated Area: 4355 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 22 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,360,709		
TOTAL MARKET OB/XF VALUE	745,125		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	12,159,459		
SOH/AGL Deduction	1,293,956		
ASSESSED VALUE	10,865,503		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	10,865,503		
TOTAL JUST VALUE	12,159,459		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	12,504,886		

Quality	04 Quality Level 04			
DOR CODE	1600 COMMUNITY SHOPPING			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	84	100	84	4,974
BAS	2,893	100	2,893	171,323
DCK	249	10	25	1,481
DCK	464	10	46	2,724
FOP	39	30	12	711
FST	160	50	80	4,738
FUS	558	100	558	33,045
FUS	136	100	136	8,054
KTG	684	125	855	50,633
STR	74	10	7	415
TOTALS	6,395		4,923	291,540

** This building has 13 Sub-Areas

BLD DATE	11/18/2022	HS	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021
INC DATE			AG DATE	

80 AMELIA VILLAGE CIR, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100

GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: OMNI AMELIA ISLAND

1700/1211	9/17/2010	WD	U	I	11	100
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GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: OMNI AMELIA ISLAND

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

BUILDING NOTES												
DCK=[YR=2008] U18 L15 W21UOP=[YR=1993] N11												
W52S27E16N16E36S4BAS=[YR=1993] W32 S16W16S4FOP=[YR=1993] D3												
R3 S10 D3 L3 N16S D3 R3 S10 D3 L3 S12E16S12 DCK=[YR=2008]												
W5S16E37N12W32N4S4E32 FST=[YR=1993] E16N10KTG=[YR=2008] N2												
UST=[YR=1993] E6N18W6S18N18E16 ULP=[YR=2008] E8N11 U5 L4												
W4S16N16 W16S6W16S4E4S4W4S13E4S9E12S16												
S10N10E4N9W4N13E4N4W4N4E16N20 W16N4S4E16 D14 R16 E8S												
PTR=E30 FUS=[YR=1993] S17 AOF=[YR=2008] W7S12E7N12												
S7E18STR=[YR=2008] E14N7W8S4W6S3N3 E6N21 FUS=[YR=2008]												
S17E8N17W8S24S W30S. ULP=[YR=1993] N12 E10 N4 W16 S16 E6 \$												
W6 S18 \$ N28 W16 S40 \$ N40 E 16 N20 W16 N4 W32 S14 \$ N14 E4												
N6 \$ S6 E12 N6 \$ S6 E16 S4 E1 6 N4 \$ PTR= E40 FUS=[YR=1993]												

LAND DESCRIPTION													TOTAL OB/XF											
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

