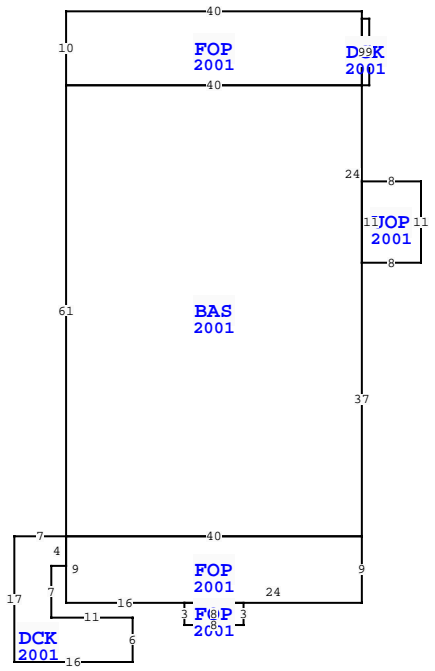


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floo	05	ASPH TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		9	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		2	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,440	100	2,440
DCK	9	10	1
DCK	159	10	16
FOP	24	30	7
FOP	360	30	108
FOP	400	30	120
UOP	88	20	18
TOTALS	3,480		2,710

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1	OFFICE 1&2	- 0%	- 0		338,100	2001	2001	0	0	10	20.00	70.00	
Heated Area: 2440 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	236,670		
TOTAL MARKET OB/XF VALUE	54,643		
TOTAL LAND VALUE - MARKET	490,500		
TOTAL MARKET VALUE	781,813		
SOH/AGL Deduction	0		
ASSESSED VALUE	781,813		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	781,813		
TOTAL JUST VALUE	781,813		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	789,448		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428461	ADDITION	0	03/01/2014
B1328141	REPAIR/RRF	0	12/01/2013
E1326919	REMODEL-SPRINT	0	11/01/2013
E25031	ELEC OTHER	0	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1211	9/17/2010	WD	U	I	11	100

GRANTOR: AMELIA ISLAND COMPANY
 GRANTEE: OMNI AMELIA ISLAND

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=2001] W1 FOP=[YR=2001] N1 W40 S10 BAS=[YR=2001] S61 DCK=[YR=2001] W7 S17 E16 N6 W11 N7 E2 N4 \$ FOP=[YR=2001] S9 E16 FOP=[YR=2001] S3 E8 N3 W8 \$ E24 N9 W40 \$ E40 N37 UOP=[YR=2001] E8 N11 W8 S11 \$ N24 W40 \$ E40 N9 \$ S9 E1 N9 \$	

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	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100	2001	2001	3	80	3,162	
2	0811	CONCRETE B	0	0	0	0	821.00	SF	5.20	5.20	100	2001	2001	3	80	3,415	
3	0803	ASPHALT C	0	0	0	0	39,259.00	SF	2.00	2.00	100	1980	1980	3	50	39,259	
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	85	43	
5	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2000	2000	3	20	128	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	2,834	
7	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2010	2010	3	45	216	
8	0812	CONCRETE C	0	0	217	5	1,085.00	SF	4.00	4.00	100	1995	1995	3	70	3,038	
9	1242	WD DECK A	0	0	59	4	236.00	SF	10.00	10.00	100	2000	2000	3	20	472	
10	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	2000	2000	3	79	822	
TOTAL OB/XF																53,389	

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
1	001700	C	1STORY OFF	0	0003	PUD	0.00	0.00	3.27	AC		1.00	1.00	1.00	150,000.00	150,000.00	490,500							

