

OMNI AMELIA ISLAND LLC
4001 MAPLE AVENUE, SUITE 500
DALLAS, TX 75219

01-6N-29-AICO-0004-0000

REVIEW DATE 04/06/2021 BY KK Total Acres: 16.51 Total Land Value: 18,538,266 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 10										5
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		17	CB STUCCO 100		1701	04	182,448	112.0411	158.82	28,976,391	1980	2010		0	10	9.00	81.00	VALUATION BY					DIRECT_CAP																	
Roof Structur		10	STEEL FRME 100		5 OFFICE 1&2 - 0% - 0										Heated Area: 105213					HX Base Yr					Tax Group: 5					Tax Dist:										
Roof Cover		04	BUILT-UP 60																	BUILDING MARKET VALUE					74,153,065															
Roof Cover		07	CONC TILE 40																	TOTAL MARKET OB/XF VALUE					0															
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					0															
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					92,691,331															
Interior Floo		05	ASPH TILE 30																	SOH/AGL Deduction					16,041,172															
Ceiling		01	FIN.SUSPD 100																	ASSESSED VALUE					76,650,159															
Air Condition		05	CHILL WTR 100																	TOTAL EXEMPTION VALUE					0															
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					76,650,159															
Fixtures			125 100																	TOTAL JUST VALUE					92,691,331															
Frame		04	REIN CONC 100																	NCON VALUE					0															
Story Height			16 100																	INCOME VALUE					92,691,331															
RMS			18 100																	PREVIOUS YEAR MKT VALUE					98,249,815															
Stories		1.	1. 100																																					
Units			0 100																																					
BUD8 Adjustme		05	DIST 1A 100																																					
Occupancy		00	NONE 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		3900	HOTELS AND MOTELS																																					
MAP NUM			MKT AREA																						10															
NEIGHBORHOOD/LOC		10002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	15,816	100	15,816	2,034,637																																				
BAS	31,675	100	31,675	4,074,805																																				
BAS	32,202	100	32,202	4,142,601																																				
CAN	160	30	48	6,175																																				
CAN	4,712	30	1,414	181,903																																				
CLP	63	30	19	2,445																																				
CLP	2,447	30	734	94,425																																				
CLP	1,344	30	403	51,843																																				
FEP	1,209	80	967	124,399																																				
FGR	117,960	60	70,776	9,104,922																																				
TOTALS	244,695		182,448	23,470,877																																				
EXTRA FEATURES				31 BEACH LAGOON RD, FERNANDINA BEACH										BLD DATE		04/06/2021		KK		LGL DATE				04/06/2021		KK		04/06/2021		KK										
														XF DATE		04/06/2021		KK		LAND DATE																				
														INC DATE		04/24/2024		REA		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																							
11	0648	LIGHTS-AV	0	0	0	0	12.00	UT	140.00	140.00	100	2000	2000	3	20	336																								
12	0415	BEACHWALK	0	0	0	0	1,980.00	SF	5.75	5.75	100	1999	1999	3	20	2,277																								
13	0819	CONC 12"	0	0	106	6	636.00	SF	9.50	9.50	100	1999	1999	3	77	4,652																								
14	0812	CONCRETE C	0	0	0	0	1,872.00	SF	4.00	4.00	100	1999	1999	3	77	5,766																								
15	0803	ASPHALT C	0	0	0	0	10,267.00	SF	2.00	2.00	100	1980	1980	3	50	10,267																								
16	1076	TRELLIS A	0	0	16	7	112.00	SF	7.50	7.50	100	1999	1999	3	23	193																								
17	1123	CB 8"	0	0	0	0	614.00	SF	6.15	6.15	100	1999	1999	3	77	2,908																								
18	1126	CB/STC 8"	0	0	63	3	189.00	SF	8.00	8.00	100	2013	2013	3	94	1,421																								
19	0812	CONCRETE C	0	0	202	8	1,616.00	SF	4.00	4.00	100	2013	2013	3	94	6,076																								
20	0811	CONCRETE B	0	0	55	12	660.00	SF	5.20	5.20	100	2013	2013	3	94	3,226																								
LAND DESCRIPTION										TOTAL OB/XF										37,122																				
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																

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CONSTRUCTION										VALUATION SUMMARY																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY	Tax Group: 5	Tax Dist:	DIRECT_CAP											
Exterior Wall	17	CB STUCCO	60	5,424	129.9429	223.83	1,214,054	2013	2013	0	0	10	6.00	84.00	BUILDING MARKET VALUE			74,153,065											
Exterior Wall	10	ABOVE AVG	40												TOTAL MARKET OB/XF VALUE			0											
Roof Structur	04	WOOD TRUSS	100												TOTAL LAND VALUE - MARKET			0											
Roof Cover	04	BUILT-UP	70												TOTAL MARKET VALUE			92,691,331											
Roof Cover	11	SLATE	30												SOH/AGL Deduction			16,041,172											
Interior Wall	06	CUST PANEL	100												ASSESSED VALUE			76,650,159											
Interior Floor	15	HARDTILE	60												TOTAL EXEMPTION VALUE			0											
Interior Floor	11	CLAY TILE	40												BASE TAXABLE VALUE			76,650,159											
Ceiling	01	FIN.SUSPD	100												TOTAL JUST VALUE			92,691,331											
Air Condition	03	CENTRAL	100												NCON VALUE			0											
Heating Type	04	AIR DUCTED	100												INCOME VALUE			92,691,331											
Fixtures		26	100												PREVIOUS YEAR MKT VALUE			98,249,815											
Frame	03	MASONRY	100																										
Story Height		10	100																										
RMS		3	100																										
Stories	1.	1.	100																										
Units		0	100																										
Occupancy	00	NONE	100																										
Quality	03	Quality Level	03																										
DOR CODE		3900	HOTELS AND MOTELS																										
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NEIGHBORHOOD/LOC		10002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BRG	348	125	435	81,787																									
CAN	21	30	6	1,128																									
CAN	21	30	6	1,128																									
KTG	2,207	125	2,759	518,739																									
RSG	1,694	125	2,118	398,220																									
UST	20	40	8	1,504																									
UST	231	40	92	17,297																									
TOTALS	4,542		5,424	1,019,805																									
EXTRA FEATURES				31 BEACH LAGOON RD, FERNANDINA BEACH																									
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	1075	TRELLIS G	0	0	29	13			377.00	SF	35.00			35.00	100	2013	2013	3	71	9,368									
32	0446	BOX FNC 6'	0	0	0	0			17.00	LF	20.00			20.00	100	2013	2013	3	60	204									
33	0464	FNC GT 10'	0	0	0	0			1.00	UT	437.50			437.50	100	2013	2013	3	85	372									
34	6002	EL ROLL DR	0	0	0	0			1.00	UT																			

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