



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	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 400,000 TOTAL MARKET VALUE 400,000 SOH/AGL Deduction 0 ASSESSED VALUE 400,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 400,000 TOTAL JUST VALUE 400,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 400,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2527/1760</td> <td>1/05/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: OMNI AMELIA ISLAND LL GRANTEE: OAI LAND II LLC 1700/1211 9/17/2010 WD U I 11 100 GRANTOR: AMELIA ISLAND COMPANY GRANTEE: OMNI AMELIA ISLAND										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2527/1760	1/05/2022	WD	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2527/1760	1/05/2022	WD	U	V	11	100																																					
TOTALS EXTRA FEATURES BEACH WALKER RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE					LGL DATE LAND 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																											
LAND DESCRIPTION										TOTAL OB/XF 0																																	
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	000000	C	VAC RES	0		RG-2	0.00	0.00	1.00	UT		1.00	1.00	4.00	100,000.00	400,000.00	400,000																										
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS																																											