PT TRACTS A,B,C & PT ABND R/W
RES #96-186 OR 1700/1211 BEING
PARCEL 3.1 OF EXHIBIT "A"

OAI GOLF LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

2024

20-2N-28-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

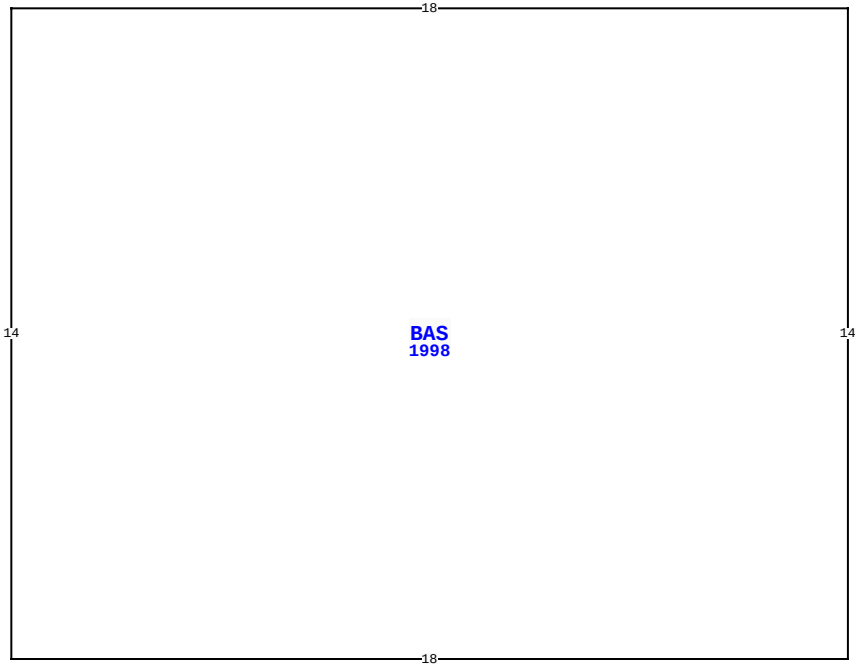
DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100	252	3,699
TOTALS	252		252	3,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4898	04	252	48.1950	15.78	3,977	1998	1998	0	0	0	7.00	93.00

3 PREFAB UTL – 0% - 2023 Heated Area: 252 HX Base Yr



A1A & BURNEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	7,984
TOTAL MARKET OB/XF VALUE	320,000
TOTAL LAND VALUE - MARKET	176,640
TOTAL MARKET VALUE	504,624
SOH/AGL Deduction	0
ASSESSED VALUE	504,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	504,624
TOTAL JUST VALUE	504,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/1752	1/05/2022	WD	U	I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI GOLF LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 S14 E18 N14 $.

EXTRA FEATURES

LN	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	2503	GOLF CRS 3	0	0	0	0	5.00	UT	80,000.00	80,000.00	100	1999	1999	3	80	320,000	

LAND DESCRIPTION

TOTAL OB/XF 320,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003800	C	GOLF CRS	0		PUD	0.00	0.00	44.16	AC		1.00	1.00	1.00	4,000.00	4,000.00	176,640							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 44.16 Total Land Value: 176,640 Market: 0 Agricultural: 0 Common: 176,640 PRINTED 08/06/2024 BY SYS

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RES #96-186 OR 1700/1211 BEING
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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

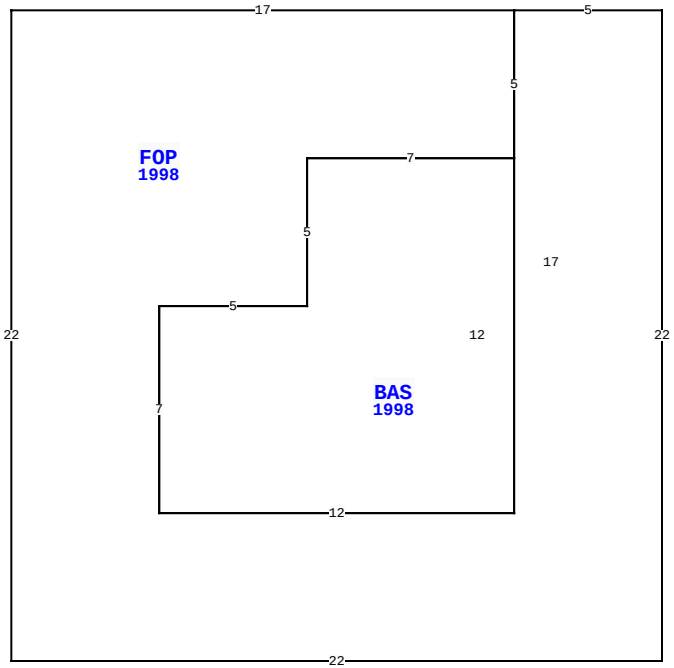
DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	119	100	119	2,226
FOP	365	30	110	2,058
TOTALS	484		229	4,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4898	04	229	61.4250	20.12	4,607	1998	1998	0	0	0	7.00	93.00

4 PREFAB UTL – 0% - 2023 Heated Area: 119 HX Base Yr



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A1A & BURNEY RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI GOLF LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W7 S5 W5 S7 E12 N12 $ FOP=[YR=1998] N5 W17 S22 E22 N22 W5 S17 W12 N7 E5 N5 E7 $.

EXTRA FEATURES

LN	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

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 44.16 Total Land Value: 176,640 Market: 0 Agricultural: 0 Common: 176,640 PRINTED 08/06/2024 BY SYS