

BLOCK 1 LOTS 10 (EX E30'), 11,
12 & 13
CONSERV ESMT PT OR 1632/905

MJ AMELIA OWNER LLC/
C/O MEYER JABARA HOTELS, ATTN WILLIAM A MEYER
WEST PALM BEACH, FL 33406

2025

00-00-30-0600-0001-0100

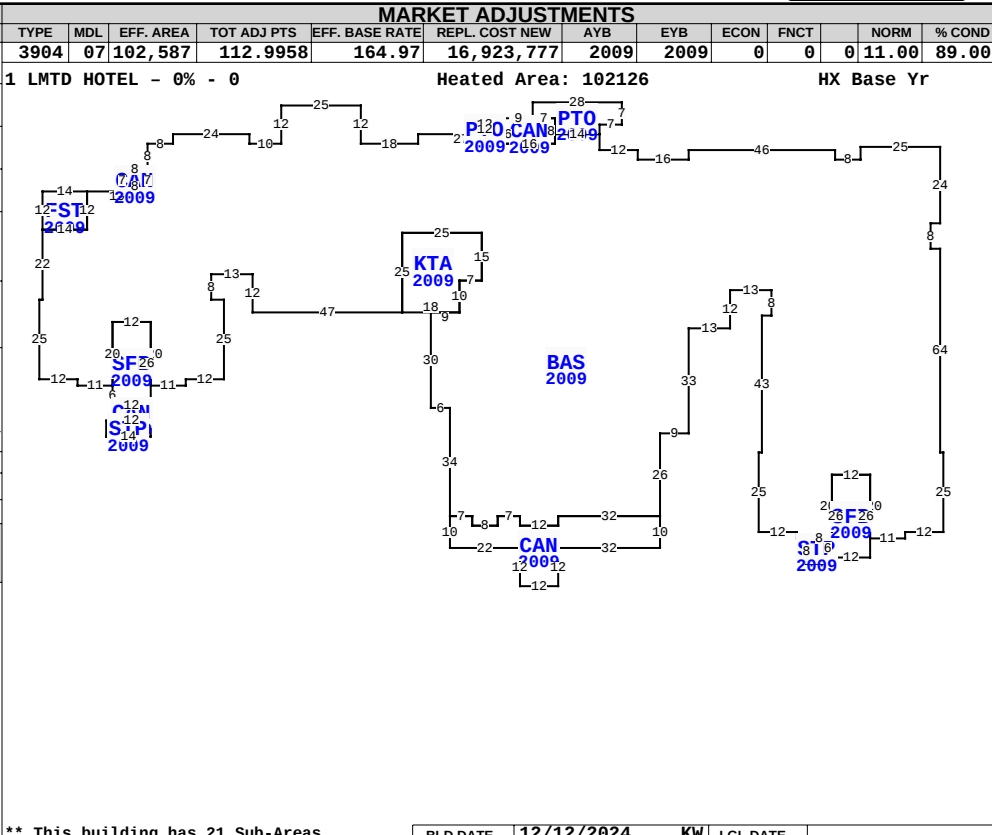


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	572 100
Frame	04 REIN CONC 100
Story Height	9 100
RMS	133 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	3900 HOTELS AND MOTELS
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,367	100	2009	23,367	430,820
CAN	56	30	2009	17	2,496
CAN	60	30	2009	18	2,642
CAN	128	30	2009	38	5,579
CAN	744	30	2009	223	32,741
FST	168	50	2009	84	12,333
FUS	19,061	100	2009	19,061	798,599
FUS	19,061	100	2009	19,061	798,599
FUS	19,061	100	2009	19,061	798,599
FUS	19,061	100	2009	19,061	798,599
TOTALS	104,158			102,587	7,062,162

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0400 CONC CURB
4	0855 CONC PAVER
5	0861 POOL GUNIT
6	1076 TRELLIS A
7	0811 CONCRETE B
8	0425 CL FNC 8'
9	0463 FENCE GATE
10	0972 ST LGHT UN

LAND DESCRIPTION	
L N	USE CODE
1	003910 C HOTEL



** This building has 21 Sub-Areas

2301 SADLER RD, FERNANDINA BEACH

BLD DATE	12/12/2024	KW	LGL DATE
XF DATE	12/12/2024	KW	LAND DATE
INC DATE	04/29/2025	REA	AG DATE

04/21/2025 DC

NASSAU COUNTY PROPERTY	
PAGE 1 of 3	
VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,669,710
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	16,299,678
SOH/AGL Deduction	0
ASSESSED VALUE	16,299,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,299,678
TOTAL JUST VALUE	16,299,678
NCON VALUE	0
INCOME VALUE	16,299,678
PREVIOUS YEAR MKT VALUE	15,638,860

RESIDENCE INN HOTEL - 133 ROOMS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0063	RENOVATE 56 GUEST	327,000	09/11/2024
2024-0040	REMODEL DESCR IN	380,000	06/07/2024
20173283	REMODEL-TUBS TO S	350,000	10/26/2017
20172487	H/AC	60,000	08/11/2017
20151009	REPLASTER SPA	3,100	05/11/2015
20122076	GAS	200	10/08/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2333/1462	1/21/2020	SW	Q	I	01
GRANTOR:AMELIA ISLAND HOTEL G					
GRANTEE:MJ AMELIA OWNER LLC					
1771/0645	12/30/2011	WD	U	I	16
GRANTOR:POLIDORI HOLDINGS CON					
GRANTEE:AMELIA ISLAND HOTEL					

BUILDING NOTES	
BAS=[YR=2009] W1 N64 W3 N8 E3 N24 W25 S4 W8 N3 W46 S3 W16 N3 W12 N5 PTO=[YR=2009] N3 E7 N7 W28 S5 CAN=[YR=2009] W9 S2 PTO=[YR=2009] W12 S3 E12 N3\$ S6 E16 N8 W7\$ E7 S5 E14\$ W14 S3 W16 N3 W27 S3 W18 N12 W25 S12 W10 N3 W24 S3 W8 S8 CAN=[YR=2009] W8 S7 E8 N7\$ S7 W19 FST=[YR=2009] W14 S12 E14 N12\$ S12 W14 S22 W1 S25 E12 S2 E11 SFB=[YR=2009] S6 CAN=[YR=2009] S5 STP=[YR=2009] W2 S5 E14 N5 W12\$ E12 N5 W12\$ E12 N26 W12 S20\$ N20 E12 S20 E11 N2 E12 N25 W4 N8 E13 S12 E47 KTA=[YR=2009] E18 N10 E7 N15 W25 S25\$ N25 E25 S15 W7 S10 W9 S30 E6 S34 CAN=[YR=2009] S10 E22 S12 E12 N12 E32 N10 W32 S3 W12 N3 W7 S3 W8 N3 W7\$ E7 S3 E8 N3 E7 S3 E12 N3 E32 N26 E9 N33 E13 N12 E13 S8 W3 S43 W1 S25 E12 S2 E3 STP=[YR=2009] S8	

LAND DESCRIPTION	
L N	USE CODE
1	003910 C HOTEL

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