PT OF LOTS 5 6 11 & 12
PT OR 1700/1211 BEING PAR 5B
OF EXHIBIT "A"

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

2025

00-00-30-0820-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

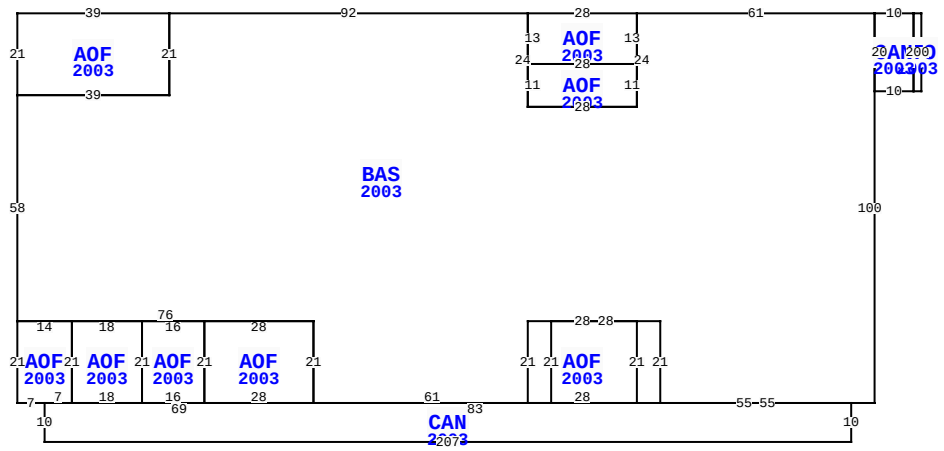
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		18 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	294	185	2003	544	13,489
AOF	308	185	2003	570	14,133
AOF	336	185	2003	622	15,422
AOF	364	185	2003	673	16,687
AOF	378	185	2003	699	17,332
AOF	588	185	2003	1,088	26,977
AOF	588	185	2003	1,088	26,977
AOF	819	185	2003	1,515	37,565
BAS	18,325	100	2003	18,325	454,369
CAN	200	30	2003	60	1,488
TOTALS	24,310			25,807	639,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	25,807	72.2714	33.06	853,179	2003	2003	0	0	0	25.00	75.00

2 STOR WAREH – 0% - 2023 Heated Area: 22000 HX Base Yr



** This building has 12 Sub-Areas

1501 LEWIS ST, FERNANDINA BEACH

BLD DATE	02/07/2019	KK	LGL DATE	
XF DATE	02/07/2019	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	697,121
TOTAL MARKET OB/XF VALUE	72,596
TOTAL LAND VALUE - MARKET	569,108
TOTAL MARKET VALUE	1,338,825
SOH/AGL Deduction	273,076
ASSESSED VALUE	1,065,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,065,749
TOTAL JUST VALUE	1,338,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	968,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529798	468 SF CARPORT	29,952	01/01/2015
M11922	MECH OTHER	6,000	08/01/2006
E17594	ELEC OTHER	15,361	07/01/2006
B0363305	NEW CONSTR	1,000,000	05/01/2003
B0007583	B001	39,200	10/01/2000
3328	N/A	45,330	04/23/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/1766	1/05/2022	WD	U	I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI WAREHOUSE LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W2CAN=[YR=2003] W10 BAS=[YR=2003] W61
AOF=[YR=2003] W28 S13 AOF=[YR=2003] S11 E28 N11 W28$ E28
N13$ S24 W28 N24 W92 AOF=[YR=2003] W39 S21 E39 N21$ S21 W39
S58 AOF=[YR=2003] S21 E7 CAN=[YR=2003] S10 E207 N10 W55
AOF=[YR=2003] N21 W28 S21 E28$ W83 AOF=[YR=2003] N21 W28
AOF=[YR=2003] W16 AOF=[YR=2003] W18 S21 E18 N21$ S21 E16
N21$ S21 E28$ W69$ E7 N21 W14$ E76 S21 E61 N21 E28 S21 E55
N100$ S20 E10 N20$ S20 E2 N20$.

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	0803	ASPHALT C	0	0	0	0	26,299.00	SF	2.00	2.00	100	2003	2003	3	50	26,299	
2	0430	CL FNC 6B	0	0	0	0	611.00	LF	9.70	9.70	100	1986	1986	3	22	1,304	
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1986	1986	3	22	132	
4	0810	CONCRETE A	0	0	0	0	310.00	SF	4.23	4.23	100	1986	1986	3	47	616	
5	0850	PEBBLE WLK	0	0	4	4	16.00	SF	3.50	3.50	100	1986	1986	3	47	26	
6	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1986	1986	3	20	160	
7	0801	ASPHALT A	0	0	0	0	223.00	SF	3.00	3.00	100	1986	1986	3	50	335	
8	0810	CONCRETE A	0	0	7	2	14.00	SF	6.50	6.50	100	1980	1980	3	30	27	
9	0424	CL FNC 6'	0	0	0	0	61.00	LF	20.00	20.00	100	2002	2002	3	55	671	
10	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2002	2002	3	80	83	

TOTAL OB/XF 29,653

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0006	CN	0.00	0.00	87,555.00	SF		1.00	1.00	1.00	6.50	6.50	569,108							

REVIEW DATE 02/07/2019 BY KK Total Acres: 2.01 Total Land Value: 569,108 Market: 0 Agricultural: 0 Common: 569,108 PRINTED 07/30/2025 BY SYS

PT OF LOTS 5 6 11 & 12
PT OR 1700/1211 BEING PAR 5B
OF EXHIBIT "A"

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

2025

00-00-30-0820-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

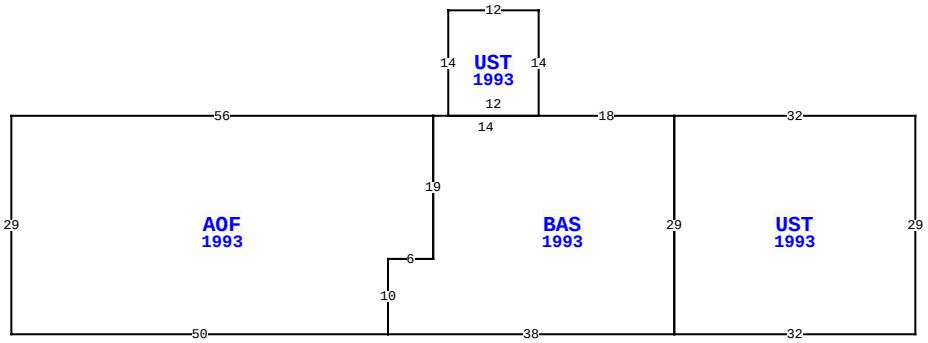
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,564	185	1993	2,893	32,860
BAS	988	100	1993	988	11,222
UST	168	50	1993	84	954
UST	928	50	1993	464	5,270
TOTALS	3,648			4,429	50,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,429	75.2279	34.42	152,446	1986	1986	0	0	0	67.00	33.00

3 STOR WAREH – 0% - 2023 Heated Area: 2552 HX Base Yr



BLD DATE	02/07/2019	KK	LGL DATE
XF DATE	02/07/2019	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

1501 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	697,121
TOTAL MARKET OB/XF VALUE	72,596
TOTAL LAND VALUE - MARKET	569,108
TOTAL MARKET VALUE	1,338,825
SOH/AGL Deduction	273,076
ASSESSED VALUE	1,065,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,065,749
TOTAL JUST VALUE	1,338,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	968,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3329	N/A	50,270	04/23/1986
3330	N/A	37,700	04/23/1986
3295	N/A	8,000	04/14/1986
3242	N/A	8,000	03/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1766	1/05/2022	WD	U	I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI WAREHOUSE LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W32 BAS=[YR=1993] W18 UST=[YR=1993] N14 W12 S14 E12$ W14 AOF=[YR=1993] W56 S29 E50 N10 E6 N19 $ S19 W6 S10 E38 N29$ S29 E32 N29$.

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
11	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	2002	2002	3	80	208	
12	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2002	2002	3	85	319	
13	0965	SPRNK FIRE	0	0	0	0	81.00	UT	240.00	240.00	100	2003	2003	3	82	15,941	
14	0351	CARPORT MT	0	0	12	21	252.00	SF	10.00	10.00	100	2002	2002	3	20	504	
15	0810	CONCRETE A	0	0	0	0	354.00	SF	7.80	7.80	100	2003	2003	3	82	2,264	
16	6001	ROLLUP DR	0	0	12	12	4.00	UT	500.00	500.00	100	2003	2003	3	20	400	
17	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	64	2003	2003	3	64	832	
18	0400	CONC CURB	0	0	0	0	195.00	LF	15.00	15.00	100	2003	2003	3	86	2,516	
19	0446	BOX FNC 6'	0	0	0	0	181.00	LF	20.00	20.00	100	2003	2003	3	20	724	
20	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2003	2003	3	58	406	

TOTAL OB/XF 24,114

LAND DESCRIPTION

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 02/07/2019 BY KK Total Acres: 2.01 Total Land Value: 569,108 Market: 0 Agricultural: 0 Common: 569,108 PRINTED 07/30/2025 BY SYS

PT OF LOTS 5 6 11 & 12
PT OR 1700/1211 BEING PAR 5B
OF EXHIBIT "A"

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

2025

00-00-30-0820-0005-0030

BUILDING CHARACTERISTICS

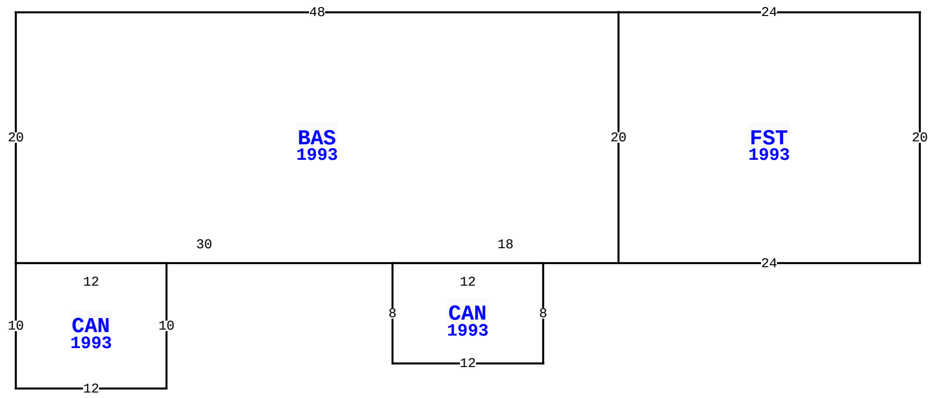
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	24	CORG METAL 40
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 03
Occupancy	00	NONE 100
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	4,888
CAN	96	30	1993	29	148
CAN	120	30	1993	36	183
FST	480	70	1993	336	1,711
TOTALS	1,656			1,361	6,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,361	55.6416	25.46	34,651	1980	1980	0	0	0	80.00	20.00

4 STOR WAREH – 0% - 2023 Heated Area: 960 HX Base Yr



1501 LEWIS ST, FERNANDINA BEACH

BLD DATE	02/07/2019	KK	LGL DATE	
XF DATE	02/07/2019	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	697,121
TOTAL MARKET OB/XF VALUE	72,596
TOTAL LAND VALUE - MARKET	569,108
TOTAL MARKET VALUE	1,338,825
SOH/AGL Deduction	273,076
ASSESSED VALUE	1,065,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,065,749
TOTAL JUST VALUE	1,338,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	968,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1766	1/05/2022	WD	U	I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI WAREHOUSE LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W48 S20 CAN=[YR=1993] S10 E12 N10 W12$ E30 CAN=[YR=1993] S8 E12 N8 W12$ E18 N20 $ S20 E24 N20$.

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
21	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2003	2003	3	20	80	
22	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	2,049	
23	6001	ROLLUP DR	0	0	8	10	1.00	UT	400.00	400.00	100	2003	2003	3	20	80	
24	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2003	2003	3	58	1,566	
25	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2003	2003	3	58	1,044	
26	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2003	2003	3	58	261	
27	1242	WD DECK A	0	0	0	0	120.00	SF	10.00	10.00	100	2011	2011	3	45	540	
28	0510	GARAGE WD-	0	0	26	18	468.00	SF	35.00	35.00	100	2015	2015	3	75	12,285	
29	0351	CARPORT MT	0	0	21	20	420.00	SF	10.00	10.00	100	2005	2005	3	22	924	

LAND DESCRIPTION

TOTAL OB/XF 18,829

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 02/07/2019 BY KK Total Acres: 2.01 Total Land Value: 569,108 Market: 0 Agricultural: 0 Common: 569,108 PRINTED 07/30/2025 BY SYS