PT OF LOTS 7 & 8
IN OR 2527/1763 BEING TRACT 1
SURHER TRACT SUB DB 39/289

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

2025

00-00-30-0820-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

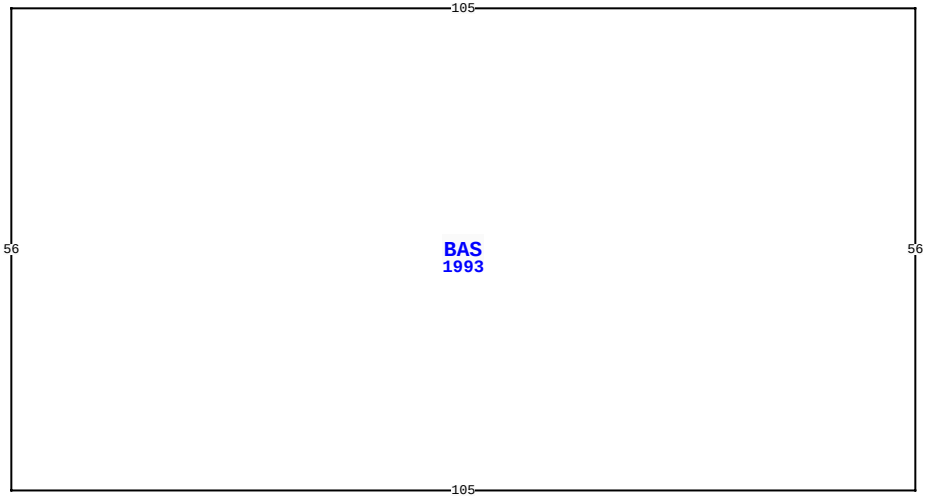
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	5,880	100	1993	5,880	174,366
TOTALS	5,880			5,880	174,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	5,880	100.5051	141.21	830,315	1974	1974	0	0	0	79.00	21.00

1 OFFICE – 0% - 2023 Heated Area: 5880 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	174,366
TOTAL MARKET OB/XF VALUE	50,559
TOTAL LAND VALUE - MARKET	389,232
TOTAL MARKET VALUE	614,157
SOH/AGL Deduction	3,014
ASSESSED VALUE	611,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	611,143
TOTAL JUST VALUE	614,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	555,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213216	REPAIR/RRF	38,000	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1763	1/05/2022	WD	U	I	11	100
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: OAI OFFICE LLC						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BLD DATE	02/07/2019	KK	LGL DATE	
XF DATE	01/24/2018	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

5440 FIRST COAST HWY, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W105 S56 E105 N56$.

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	27,868.00	SF	2.00	2.00	100	1974	1974	3	50	27,868	
2	0850	PEBBLE WLK	0	0	0	0	4,727.00	SF	3.50	3.50	100	1974	1974	3	24	3,971	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1974	1974	3	20	3,036	
4	1050	TOWER-COMM	0	0	0	0	1.00	UT	20,000.00	20,000.00	75	1997	1997	3	75	15,000	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2010	2010	3	76	684	

LAND DESCRIPTION

TOTAL OB/XF 50,559

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	001700	C	1STORY OFF	0	0006	CPO	0.00	0.00	91,584.00	SF		1.00	1.00	1.00	4.25	4.25	389,232							

REVIEW DATE 02/07/2019 BY KK Total Acres: 2.10 Total Land Value: 389,232 Market: 0 Agricultural: 0 Common: 389,232 PRINTED 07/30/2025 BY SYS