

PT OF LOT 8
IN OR 2527/1763 BEING TRACT 2
SURHER TRACT SUB DB 39/289

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

2025

00-00-30-0820-0008-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
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		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	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	5,750	100	1993	5,750	181,668
TOTALS	5,750			5,750	181,668

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	8,739.00	SF	2.00	2.00	100
2	0850	PEBBLE WLK	0	0	0	0	2,295.00	SF	3.50	3.50	100
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	39,887.00	SF	1.00

REVIEW DATE 05/22/2020 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	5,750	107.0802	150.45	865,088	1974	1974	0	0	79.00	21.00
1 OFFICE - 0% - 2023											
Heated Area: 5750 HX Base Yr											
50 115 50 BAS 1993 115											

BLD DATE	05/22/2020	KK	LGL DATE	
XF DATE	05/22/2020	KK	LAND DATE	
INC DATE			AG DATE	
5414 FIRST COAST HWY, FERNANDINA BEACH				04/23/2025 DC

TOTAL OB/XF											
12,226											

TOTAL OB/XF											
12,226											

Total Acres: 0.92 Total Land Value: 169,520 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
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VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		181,668	
TOTAL MARKET OB/XF VALUE		12,226	
TOTAL LAND VALUE - MARKET		169,520	
TOTAL MARKET VALUE		363,414	
SOH/AGL Deduction		28,926	
ASSESSED VALUE		334,488	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		334,488	
TOTAL JUST VALUE		363,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W115 S50 E115 N50\$.											

OTHER ADJUSTMENTS AND NOTES											

Common: 169,520 PRINTED 07/30/2025 BY SYS