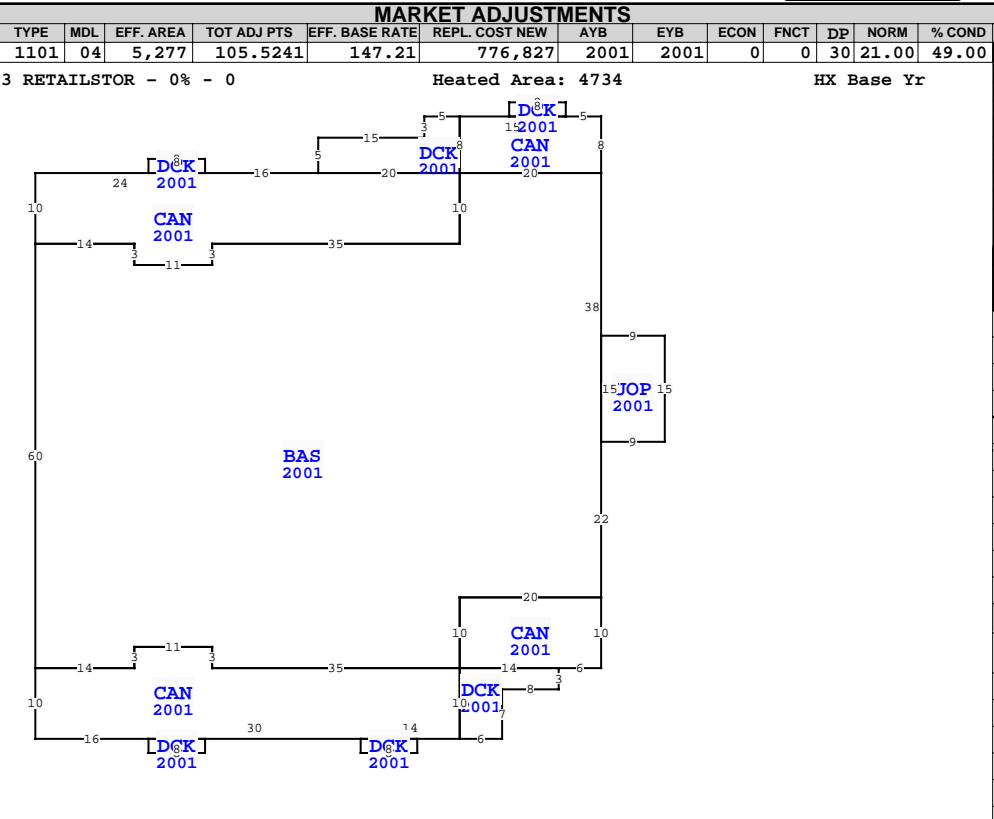


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100



Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,734	100	2001	4,734	341,477
CAN	160	30	2001	48	3,462
CAN	200	30	2001	60	4,328
CAN	633	30	2001	190	13,705
CAN	633	30	2001	190	13,705
DCK	16	10	2001	2	144
DCK	16	10	2001	2	144
DCK	16	10	2001	2	144
DCK	16	10	2001	2	144
DCK	84	10	2001	8	577
TOTALS	6,758			5,277	380,645

** This building has 12 Sub-Areas
 80 AMELIA VILLAGE CIR, FERNANDINA BEACH, FL 32034
 BLD DATE 12/13/2024 KW LGL DATE
 XF DATE 07/01/2022 KK LAND DATE 05/24/2021 KK
 INC DATE

L N	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	0920	CWALL-WD/M	0	0	0	0	258.00	LF	390.00	390.00	100	2001	2001	3	20	20,124	
22	0450	PREFAB FNC	0	0	0	0	331.00	LF	8.00	8.00	100	2001	2001	3	20	530	
23	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	20	4,000	
24	0830	FLAGSTONE	0	0	0	0	184.00	SF	12.00	12.00	100	2002	2002	3	80	1,766	
25	0810	CONCRETE A	0	0	11	12	132.00	SF	6.50	6.50	100	2002	2002	3	80	686	
26	0445	BOX FNC 5'	0	0	0	0	26.00	LF	8.10	8.10	100	2002	2002	3	20	42	
27	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	100	2002	2002	3	80	250	
28	0446	BOX FNC 6'	0	0	0	0	75.00	LF	20.00	20.00	100	2002	2002	3	20	300	
29	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2002	2002	3	80	166	
30	1242	WD DECK A	0	0	0	0	95.00	SF	10.00	10.00	100	2002	2002	3	20	190	

TOTAL OB/XF 28,054

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF	28,054

VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			5,134,478
TOTAL MARKET OB/XF VALUE			733,675
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			11,921,778
SOH/AGL Deduction			0
ASSESSED VALUE			11,921,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,921,778
TOTAL JUST VALUE			11,921,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,159,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100

GRANTOR: AMELIA ISLAND COMPANY
 GRANTEE: OMNI AMELIA ISLAND
 1700/1211 9/17/2010 WD U I 11 100
 GRANTOR: AMELIA ISLAND COMPANY
 GRANTEE: OMNI AMELIA ISLAND

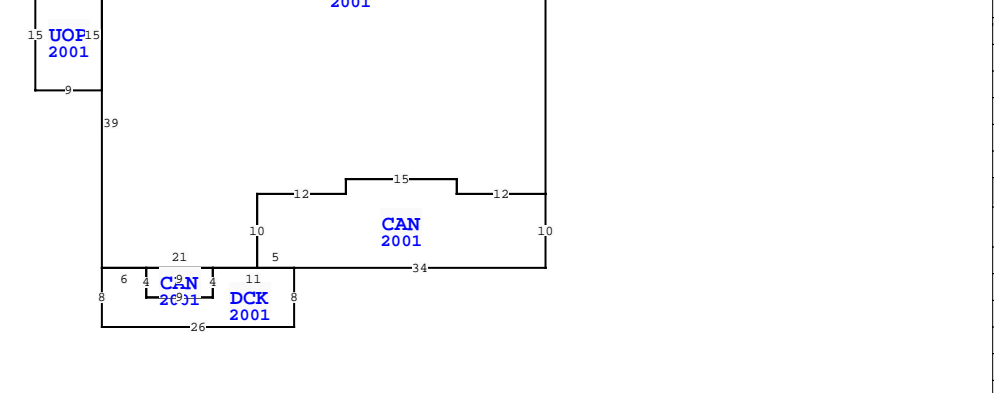
BUILDING NOTES	

BUILDING DIMENSIONS	
CAN=[YR=2001] W5 DCK=[YR=2001] N2 W8 S2 E8 \$ W15 DCK=[YR=2001] W5 S3 W15 S5 CAN=[YR=2001] W16 DCK=[YR=2001] N2 W8 S2 E8 \$ W24 S10 E14 S3 E11 N3 E35 N10 W20 \$ E20 N8 \$ S8BAS=[YR=2001] S10 W35 S3 W11 N3 W14 S60 CAN=[YR=2001] S10 E16 DCK=[YR=2001] S2 E8 N2 W8 \$ E30 DCK=[YR=2001] S2 E8 N2 W8 \$ E14 DCK=[YR=2001] E6 N7 E8 N3 CAN=[YR=2001] E6 N10 W20 S10 E14 \$ W14 S10 \$ N10 W35 N3 W11 S3 W14 \$ E14 N3 E11 S3 E35 N10 E20 N22 UOP=[YR=2001] E9 N15 W9 S15 \$ N38 W20 \$ E20 N8 \$	



ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND		
1101	04	3,888	99.0242	138.14	537,088	2001	2001	0	0	30	21.00	49.00		
4 RETAILSTOR - 0% - 0														
Heated Area: 3546														
HX Base Yr														



Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,546	100	2001	3,546	240,024
CAN	36	30	2001	11	745
CAN	36	30	2001	11	745
CAN	420	30	2001	126	8,529
DCK	102	10	2001	10	677
DCK	172	10	2001	17	1,151
DCK	189	10	2001	19	1,286
FOP	404	30	2001	121	8,190
UOP	135	20	2001	27	1,828
TOTALS	5,040			3,888	263,173

NASSAU COUNTY PROPERTY		PAGE 4 of 24	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		5,134,478	
TOTAL MARKET OB/XF VALUE		733,675	
TOTAL LAND VALUE - MARKET		6,053,625	
TOTAL MARKET VALUE		11,921,778	
SOH/AGL Deduction		0	
ASSESSED VALUE		11,921,778	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		11,921,778	
TOTAL JUST VALUE		11,921,778	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		12,159,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES 80 AMELIA VILLAGE CIR, FERNANDINA BEACH, FL 32034
 BLD DATE 12/13/2024 KW LGL DATE 05/24/2021
 XF DATE 07/01/2022 KK LAND DATE 05/24/2021
 INC DATE KK AG DATE

L N	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
31	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50	6.50	100	2002	2002	3	80	182	
32	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00	225.00	100	2002	2002	3	20	180	
33	0819	CONC 12"	0	0	0	0	117.00	SF	9.50	9.50	100	2002	2002	3	80	889	
34	0885	WATERSCAPE	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2002	2002	3	100	15,000	
35	0381	COOLER	0	0	9	14	126.00	SF	82.50	82.50	100	2002	2002	3	48	4,990	
36	0383	FREEZER	0	0	6	9	54.00	SF	105.00	105.00	100	2002	2002	3	48	2,722	
37	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
38	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
39	0855	CONC PAVER	0	0	0	0	16,844.00	SF	10.00	10.00	100	2012	2012	3	92	154,965	
40	0350	CARPORT WD	0	0	15	9	135.00	SF	13.00	13.00	100	2012	2012	3	50	878	

BUILDING NOTES			

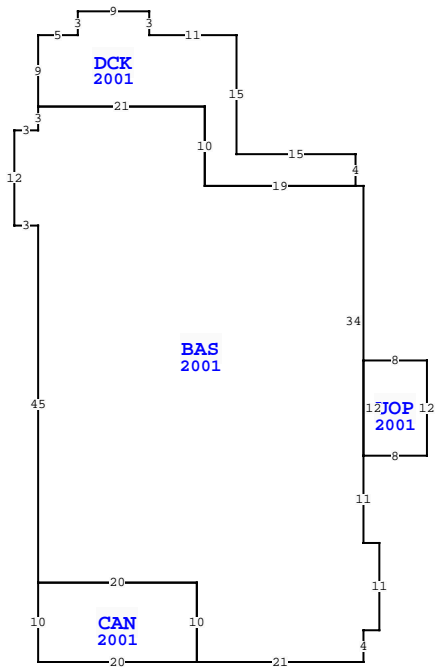
BUILDING DIMENSIONS			
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S5	DCK=[YR=2001]	W7	S5
W15	S10	BAS=[YR=2001]	S21
UOP=[YR=2001]	W9	S15	E9
N15	S39	DCK=[YR=2001]	S8
E26	N8	CAN=[YR=2001]	E34
N10	W12	N2	W15
S2	W12	S10	E5
S11	CAN=[YR=2001]	S4	W9
N4	E9	S4	W9
N4	W6	E21	N10
E12	N2	E15	S2
E12	N60	W15	S4
W11	N4	W15	S10
W4	CAN=[YR=2001]	N4	W9
S4	E9	S15	S6
N4	E9	S4	E4
N10	E3	N5	S5
E12	S4	E11	N4
E13	N10	S6	E17
N6	S.		

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	12	CEDAR	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	11	SLATE	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	5	100			
Frame	02	WOOD FRAME	100		
Story Height	10	100			
RMS	3	100			
Stories	1.	1.100			
Units	0	100			
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA	10		
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,528	100	2001	2,528	189,673
CAN	200	30	2001	60	4,502
DCK	352	10	2001	35	2,626
UOP	96	20	2001	19	1,425
TOTALS	3,176			2,642	198,226

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
5	RETAILSTOR	- 0%	- 0		Heated Area: 2528		HX Base Yr					



VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		5,134,478
TOTAL MARKET OB/XF VALUE		733,675
TOTAL LAND VALUE - MARKET		6,053,625
TOTAL MARKET VALUE		11,921,778
SOH/AGL Deduction		0
ASSESSED VALUE		11,921,778
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		11,921,778
TOTAL JUST VALUE		11,921,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,159,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																	
L N	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
41	0350	CARPENT WD	0	0	15	9	135.00	SF	13.00	13.00	100	2012	2012	3	50	878	
42	0855	CONC PAVER	0	0	0	0	1,445.00	SF	10.00	10.00	100	2012	2012	3	92	13,294	
43	0400	CONC CURB	0	0	0	0	131.00	LF	15.00	15.00	100	2012	2012	3	94	1,847	
44	0803	ASPHALT C	0	0	0	0	2,372.00	SF	2.00	2.00	100	2005	2005	3	54	2,562	
45	0811	CONCRETE B	0	0	0	0	533.00	SF	5.20	5.20	100	2005	2005	3	84	2,328	
46	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2005	2005	3	84	355	
47	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	2005	2005	3	84	950	
48	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2005	2005	3	22	70	
49	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2005	2005	3	84	393	
50	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	2005	2005	3	84	311	

BLD DATE		12/13/2024	KW	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021	KK
INC DATE			AG DATE		

BUILDING NOTES												
BAS=[YR=2001] W1 DCK=[YR=2001] N4 W15 N15 W11 N3 W9 S3 W5 S9 E21 S10 E19 \$ W19 N10W21 S3 W3 S12 E3 S45 CAN=[YR=2001] S10 E20 N10 W20\$ E20 S10 E21 N4 E2 N11 W2 N11 UOP=[YR=2001] E8 N12 W8 S12\$ N34\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
22,988																									



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	12	CEDAR	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	11	SLATE	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	03	CONC FINSH	80		
Interior Floo	11	CLAY TILE	20		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		11	100		
Frame	02	WOOD FRAME	100		
Story Height		14	100		
RMS		4	100		
Stories	2.	2.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA	10		
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,836	100	2001	4,836	449,260
CAN	1,265	30	2001	380	35,302
DCK	85	10	2001	8	743
FST	257	50	2001	128	11,891
KTA	1,271	110	2001	1,398	129,873
UOP	225	20	2001	45	4,181
UOP	448	20	2001	90	8,361
UST	4,980	40	2001	1,992	185,055
TOTALS	13,367			8,877	824,665

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
6	RSTARANT	1	- 0%	- 0	Heated Area: 6107			HX Base Yr				
BLD DATE	12/13/2024	KW	LGL DATE	05/24/2021	KK							
XF DATE	07/01/2022	KK	LAND DATE									
INC DATE			AG DATE									

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		5,134,478
TOTAL MARKET OB/XF VALUE		733,675
TOTAL LAND VALUE - MARKET		6,053,625
TOTAL MARKET VALUE		11,921,778
SOH/AGL Deduction		0
ASSESSED VALUE		11,921,778
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		11,921,778
TOTAL JUST VALUE		11,921,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,159,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																	
L N	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
51	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	6.50	100	2005	2005	3	84	410	
52	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	22	88	
53	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2005	2005	3	64	576	
54	0803	ASPHALT C	0	0	0	0	12,036.00	SF	2.00	2.00	100	1990	1990	3	50	12,036	
55	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	2,732	
56	0803	ASPHALT C	0	0	0	0	1,883.00	SF	2.00	2.00	100	1990	1990	3	50	1,883	
57	0802	ASPHALT B	0	0	0	0	624.00	SF	2.40	2.40	100	1990	1990	3	50	749	
58	0855	CONC PAVER	0	0	0	0	5,269.00	SF	10.00	10.00	100	2013	2013	3	93	49,002	
59	1126	CB/STC 8"	0	0	0	0	424.00	SF	8.00	8.00	100	2013	2013	3	93	3,155	
60	0812	CONCRETE C	0	0	0	0	2,533.00	SF	4.00	4.00	100	2013	2013	3	93	9,423	
TOTALS													80,054				

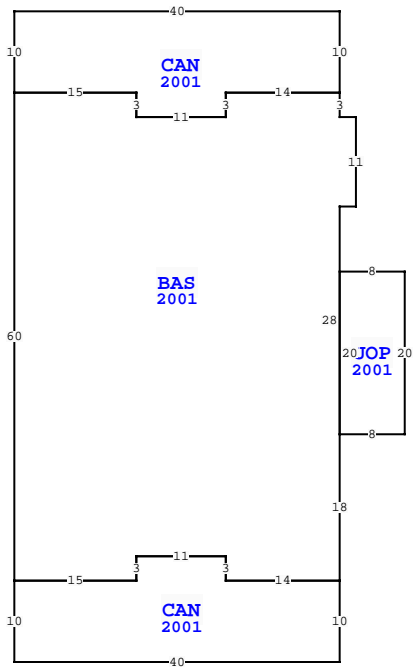
BUILDING NOTES												
80 AMELIA VILLAGE CIR, FERNANDINA BEACH, FL 32043												

BUILDING DIMENSIONS												
UOP=[YR=2001] W14 KTA=[YR=2001] N10 W13 BAS=[YR=2001] N2 W2 N1 W18 N3 W12 S3 W24 N10 W15 S3 W9 N3 W15 S16 UOP=[YR=2001] W9 S25 E9 N25 \$ S29 CAN=[YR=2001] W9 S24 E39 S10 E32 S4 E14 N4 E15 N4 DCK=[YR=2001] E17 N5 FST=[YR=2001] N17 W9 S4 W8 S13 E17 \$ W17 S5 \$ N5 W17 N3 W10 S3 W17 N1 W2 N2 W5 N7 W15 N3 W9 S3 W16 N15 \$ S15 E16 N3 E9 S3 E15 S7 E5 S2 E2 S1 E17 N3 E10 S3 E17 N13 W14 N1 W2 N3 W2N2 W1 N8 E4 N2 E4 N5 W4 N2 W4 N8 E1 N2 E2 N3 E2 N1 E11 S4 E7 N11 \$ S11 W7 N4 W11 S1W2 S3 W2 S2 W1 S8 E4 S2 E4 S5 W4 S2 W4 S8 E1 S2 E2 S3 E2 S1 E22 N4 E9 N30 \$ S38 E8 N14 E6 N24 \$ PTR=E15 UST=[YR=2001] E4 N21 E7 N4 E4S4E9N4E4S4E8S18E7N6E4N6E43S4 E6S21E4S9W4S21W9S4W4 N4 W9 S4 W9N4 W9 S4 W4N4W8S4W4 N14 W11 S4 W4 N4 W9												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	12	CEDAR	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	11	SLATE	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	12	HARDWOOD	100	
Ceiling	01	FIN.SUSPD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures	5	100		
Frame	02	WOOD FRAME	100	
Common Wall	28	100		
Story Height	10	100		
RMS	4	100		
Stories	1.	1.	100	
Units	0	100		
Occupancy	00	NONE	100	
Quality	04	Quality Level 04		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM		MKT AREA	10	
NEIGHBORHOOD/LOC	10002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ MARKET VALUE
BAS	2,356	100	2001	2,356 162,072
CAN	433	30	2001	130 8,943
CAN	433	30	2001	130 8,943
UOP	160	20	2001	32 2,201
TOTALS	3,382			2,648 182,159

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND		
7	RETAILSTOR	- 0%	- 0										Heated Area: 2356 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			5,134,478
TOTAL MARKET OB/XF VALUE			733,675
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			11,921,778
SOH/AGL Deduction			0
ASSESSED VALUE			11,921,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,921,778
TOTAL JUST VALUE			11,921,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,159,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

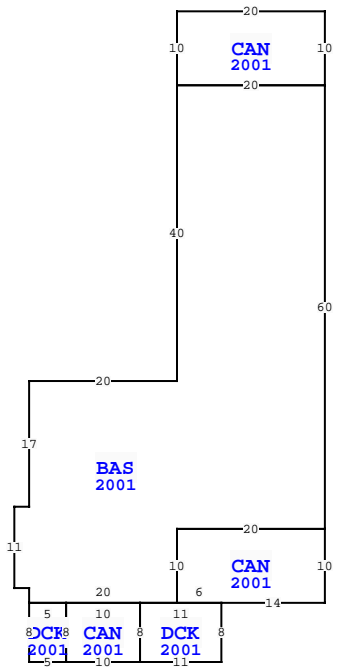
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
61	0446	BOX FNC 6'	0	0	0	36.00	LF	20.00	20.00	100	2013	2013	3	55	396	
62	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
64	0972	ST LGHT UN	0	0	0	13.00	UT	1,265.00	1,265.00	100	2013	2013	3	83	13,649	
65	0810	CONCRETE A	0	0	50	300.00	SF	6.50	6.50	100	2013	2013	3	93	1,814	
66	0975	ST LT/ARM	0	0	0	13.00	UT	300.00	300.00	100	2013	2013	3	83	3,237	
67	0855	CONC PAVER	0	0	10	20.00	SF	10.00	10.00	100	2013	2013	3	93	186	
68	0812	CONCRETE C	0	0	0	3,572.00	SF	4.00	4.00	100	2013	2013	3	93	13,288	
69	0850	PEBBLE WLK	0	0	0	278.00	SF	3.50	3.50	100	1980	1980	3	30	292	
70	1126	CB/STC 8"	0	0	0	20.00	SF	8.00	8.00	100	1980	1980	3	30	48	
71	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80 AMELIA VILLAGE CIR, FERNANDINA BEACH, FL 32043																								
TOTAL OB/XF 33,543																								

BUILDING NOTES													
BLD DATE 12/13/2024 KW LGL DATE 05/24/2021 KK													
XF DATE 07/01/2022 KK													
AG DATE													
BUILDING DIMENSIONS													
CAN=[YR=2001] W40 S10 BAS=[YR=2001] S60 CAN=[YR=2001] S10 E40 N10 W14 N3 W11 S3 W15\$ E15 N3 E11 S3 E14 N18 UOP=[YR=2001] E8 N20 W8 S20\$ N28 E2 N11 W2 N3 W14 S3 W11 N3 W15 \$ E15 S3 E11 N3 E14 N10\$.													

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	12	CEDAR	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	11	SLATE	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	2	100			
Frame	02	WOOD FRAME	100		
Common Wall	40	100			
Story Height	10	100			
RMS	2	100			
Stories	1.	1.	100		
Units	0	100			
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA		10	
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	2001	1,822	72,791
CAN	80	30	2001	24	959
CAN	200	30	2001	60	2,397
CAN	200	30	2001	60	2,397
DCK	40	10	2001	4	160
DCK	88	10	2001	9	360
TOTALS	2,430			1,979	79,063

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
8	RETAILSTOR	- 0%	- 0		263,543	2001	2001	0	0	30	21.00	30.00	
Heated Area: 1822 HX Base Yr													



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	5,134,478	
TOTAL MARKET OB/XF VALUE	733,675	
TOTAL LAND VALUE - MARKET	6,053,625	
TOTAL MARKET VALUE	11,921,778	
SOH/AGL Deduction	0	
ASSESSED VALUE	11,921,778	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	11,921,778	
TOTAL JUST VALUE	11,921,778	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	12,159,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																	
L N	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
72	0446	BOX FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2005	2005	3	22	88	
73	0850	PEBBLE WLK	0	0	0	0	228.00	SF	3.50	3.50	100	1995	1995	3	68	543	
74	0097	AWNING CN	0	0	0	0	17.00	SF	65.00	65.00	100	2000	2000	3	40	442	
75	1076	TRELLIS A	0	0	17	8	136.00	SF	7.50	7.50	100	1995	1995	3	20	204	
76	0850	PEBBLE WLK	0	0	0	0	200.00	SF	3.50	3.50	100	1980	1980	3	30	210	
77	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	1980	1980	3	30	101	
78	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
79	0810	CONCRETE A	0	0	0	0	244.00	SF	6.50	6.50	100	1972	1972	3	22	349	
80	0850	PEBBLE WLK	0	0	0	0	193.00	SF	3.50	3.50	100	1990	1990	3	57	385	
81	0446	BOX FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	2001	2001	3	20	140	

BLD DATE		12/13/2024	KW	LGL DATE	
XF DATE		07/01/2022	KK	LAND DATE	05/24/2021
INC DATE				AG DATE	

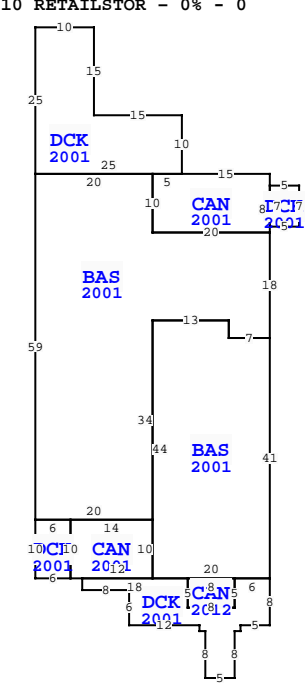
BUILDING NOTES													
80 AMELIA VILLAGE CIR, FERNANDINA BEACH													
BUILDING DIMENSIONS													
CAN=[YR=2001] W20 S10 BAS=[YR=2001] S40 W20 S17 W2 S11 E2 S2 DCK=[YR=2001] S8 E5 CAN=[YR=2001] E10 DCK=[YR=2001] E11 N8 CAN=[YR=2001] E14 N10 W20 S10 E6\$ W11 S8\$ N8 W10 S8\$ N8 W5\$ E20 N10 E20 N60 W20\$ E20 N10\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	12	CEDAR	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	11	SLATE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	80		
Interior Floor	14	CARPET	20		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	6	100			
Frame	02	WOOD FRAME	100		
Story Height	10	100			
RMS	9	100			
Stories	1.	1. 100			
Units	0	100			
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA	10		
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	859	100	2001	859	65,090
BAS	1,501	100	2001	1,501	113,736
CAN	140	30	2001	42	3,183
CAN	200	30	2001	60	4,546
CAN	40	30	2012	12	909
DCK	35	10	2001	4	303
DCK	60	10	2001	6	455
DCK	215	10	2001	22	1,667
DCK	400	10	2001	40	3,031
TOTALS	3,450			2,546	192,919

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1101	04	2,546	110.8536	154.64	393,713	2001	2001	0	0	30	21.00	49.00
10 RETAILSTOR - 0% - 0 Heated Area: 2360 HX Base Yr												



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	5,134,478	
TOTAL MARKET OB/XF VALUE	733,675	
TOTAL LAND VALUE - MARKET	6,053,625	
TOTAL MARKET VALUE	11,921,778	
SOH/AGL Deduction	0	
ASSESSED VALUE	11,921,778	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	11,921,778	
TOTAL JUST VALUE	11,921,778	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	12,159,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																	
L N	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
92	1125	CB/STC 6"	0	0	27	6	162.00	SF	6.25	6.25	100	1972	1972	3	22	223	
93	1125	CB/STC 6"	0	0	21	3	63.00	SF	6.25	6.25	100	1972	1972	3	22	87	
94	0850	PEBBLE WLK	0	0	14	4	56.00	SF	2.98	2.98	100	1972	1972	3	22	37	
95	0850	PEBBLE WLK	0	0	0	0	192.00	SF	2.98	2.98	100	1972	1972	3	22	126	
96	1125	CB/STC 6"	0	0	21	5	105.00	SF	7.35	7.35	100	1972	1972	3	22	170	
97	0850	PEBBLE WLK	0	0	0	0	381.00	SF	3.50	3.50	100	1972	1972	3	22	293	
98	1125	CB/STC 6"	0	0	2	15	30.00	SF	7.35	7.35	100	1972	1972	3	22	49	
99	1125	CB/STC 6"	0	0	6	27	162.00	SF	7.35	7.35	100	1972	1972	3	22	262	
100	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	1972	1972	3	22	270	
101	0381	COOLER	0	0	16	10	160.00	SF	82.50	82.50	100	2002	2002	3	48	6,336	
TOTALS													7,853				

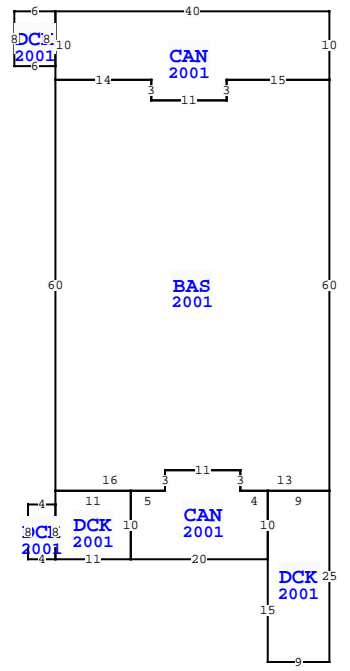
LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING NOTES												
BUILDING DIMENSIONS												
DCK=[YR=2001] W5 CAN=[YR=2001] N2 W15 DCK=[YR=2001] N10 W15 N15 W10 S25 BAS=[YR=2001] S59 DCK=[YR=2001] S10 E6 CAN=[YR=2001] E2 DCK=[YR=2001] S2 E8 S6 E12 S1 E1 S8 E5 N8 E1 N1 E5 N8 BAS=[YR=2001] N41 W7 N3 W13 S44 E20 \$ W6 CAN=[YR=2012] W8 S5 E8 N5\$ S5 W8 N5 W18\$ E12 N10 W14 S10\$ N10 W6\$ E20 N34 E13 S3 E7 N18 W20 N10 W20\$ E25\$ W5 S10 E20 N8\$ S7 E5 N7\$.												



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	11	SLATE 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		15 100	
Frame	02	WOOD FRAME 100	
Common Wall		28 100	
Story Height		10 100	
RMS		7 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	OWNER OCC 100	
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,334	100	2001
CAN	233	30	2001
CAN	433	30	2001
DCK	32	10	2001
DCK	48	10	2001
DCK	110	10	2001
DCK	225	10	2001
TOTALS	3,415		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
11	RETAILSTOR	- 0%	- 0									
Heated Area: 2334					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 11 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,134,478		
TOTAL MARKET OB/XF VALUE	733,675		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	11,921,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,921,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,921,778		
TOTAL JUST VALUE	11,921,778		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,159,459		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
02	0965	SPRINK FIRE	0	0	0	0	46.00	UT	240.00	240.00	100	1980
03	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	1990
04	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002
05	0444	BOX FNC 4'	0	0	0	0	16.00	LF	6.50	6.50	100	2002
06	0803	ASPHALT C	0	0	0	0	1,822.00	SF	2.00	2.00	100	1990
07	0964	HALON SYST	0	0	14	3	42.00	SF	50.00	50.00	100	2002
08	0142	BAR TOP A	0	0	37	0	37.00	LF	165.00	165.00	100	2002
09	1242	WD DECK A	0	0	0	0	1,123.00	SF	10.00	10.00	100	2000
10	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00	10.00	100	2000
11	0415	BEACHWALK	0	0	93	4	372.00	SF	5.75	5.75	100	2000

BUILDING NOTES												
BUILDING DIMENSIONS												
CAN=[YR=2001] W40 DCK 2001= W6 S8 E6 N8 \$ S10 BAS=[YR=2001] S60 DCK=[YR=2001] S2 DCK=[YR=2001] W4 S8 E4 N8 \$ S8 E11 CAN=[YR=2001] E20 DCK=[YR=2001] S15 E9 N25 W9 S10 \$ N10 W4 N3 W11 S3 W5 S10 \$ N10 W11 \$ E16 N3 E11 S3 E13 N60 W15 S3 W11 N3 W14 \$ E14 S3 E11 N3 E15 N10 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
TOTAL OB/XF 18,531																									



ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPND 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		28 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND		
12	RSTARANT	1 - 0%	- 0		Heated Area: 6801						HX	Base Yr		

BLD DATE	12/13/2024	KW	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021
INC DATE			AG DATE	

EXTRA FEATURES																		
L	N	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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	100	2002	210	21,690
BAS	4,859	100	2002	4,859	501,862
CAN	40	30	2002	12	1,240
CAN	610	30	2002	183	18,901
CAN	1,275	30	2002	382	39,455
DCK	62	10	2002	6	620
DCK	168	10	2002	17	1,756
DCK	949	10	2002	95	9,812
FST	50	50	2002	25	2,582
FST	180	50	2002	90	9,296
TOTALS	10,297			8,080	834,543

12	0803	ASPHALT	C	0	0	0	0	2,879.00	SF	2.00	2.00	100	1974	1974	3	50	2,879	
13	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1974	1974	3	32	32		
14	0802	ASPHALT	B	0	0	7	5	35.00	SF	2.40	2.40	100	1990	1990	3	50	42	
15	0803	ASPHALT	C	0	0	0	0	1,777.00	SF	2.00	2.00	100	1993	1993	3	50	1,777	
16	1126	CB/STC 8"	0	0	0	0	308.00	SF	8.00	8.00	100	1974	1974	3	24	591		
17	1242	WD DECK A	0	0	0	0	307.00	SF	10.00	10.00	100	1997	1997	3	20	614		
18	0446	BOX FNC 6'	0	0	0	0	25.00	LF	30.00	20.00	100	1997	1997	3	20	100		
19	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1997	1997	3	20	840		
20	0811	CONCRETE B	0	0	0	0	732.00	SF	5.20	5.20	100	2010	2010	3	90	3,426		
21	0855	CONC PAVER	0	0	18	5	90.00	SF	10.00	10.00	100	2000	2000	3	77	693		

LAND DESCRIPTION														TOTAL OB/XF													
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

80 AMELIA VILLAGE CIR, FERNANDINA BEACH														TOTAL OB/XF 10,994									
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NASSAU COUNTY PROPERTY				PAGE 12 of 24	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5				Tax Dist:	
BUILDING MARKET VALUE				5,134,478	
TOTAL MARKET OB/XF VALUE				733,675	
TOTAL LAND VALUE - MARKET				6,053,625	
TOTAL MARKET VALUE				11,921,778	
SOH/AGL Deduction				0	
ASSESSED VALUE				11,921,778	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				11,921,778	
TOTAL JUST VALUE				11,921,778	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				12,159,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

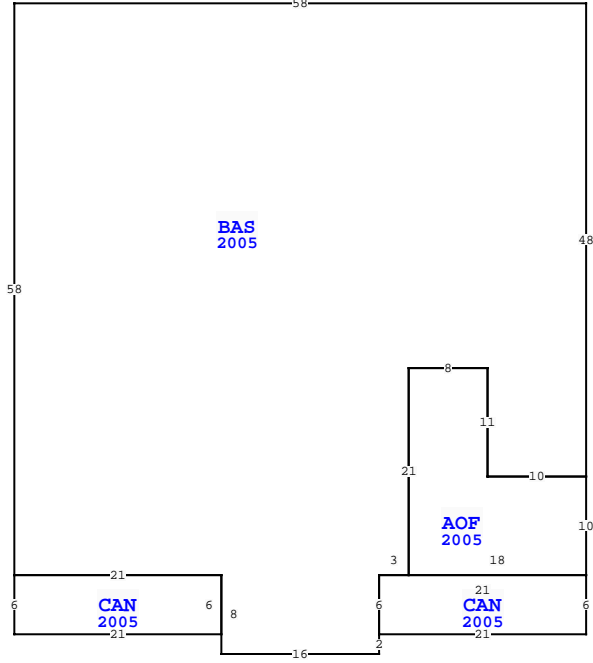
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100

GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES													
KTG=[YR=2002] W6 N10 W2 N12 W15 N1 BAS=[YR=2002] N1													
UST=[YR=2002] E3 N6 W3 S6 \$ N9 W38 CAN=[YR=2002] W3													
DCK=[YR=2002] N2 W5 N14 W25 N5 W12 N5 W10 S23 W10 S2 E3 S1													
E59 \$ W59 S48 E4 FST=[YR=2002] S4 E2 UOP=[YR=2002] S18 E8													
N18 W8 \$ E8 N5 W10 S1 \$ N1 E10 N32 E20 N5 E15 S3 E11 N3 E2													
N10 \$ S10 W2 S3 W11 N3 W15 S5 W20 S60 E21 CAN=[YR=2002] S6													
E16 DCK=[YR=2002] S1 E1 S11 E5 N11 E1 N1 W7 \$ E37													
DCK=[YR=2002] S8 E26 N8 AOF=[YR=2002] N10 FST=[YR=2002] E9													
N20 W9 S20 \$ W21 S10 E21 \$ W6 CAN=[YR=2002] S5 W8 N5 E8 \$ S5													
W8 N5 W12 \$ E5 N10 W35 N3 W10 S3 W13 S4 \$ N4 E13 N3 E10 S3													
E35 N16 W9 N29 E9 N16 E7 \$ W7 S16 W9 S29 E9 S16 E21 N20 E9													
N18 \$.													

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600 COMMUNITY SHOPPING
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10002.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
AOF	268 100 2005 268 9,285
BAS	3,224 100 2005 3,224 111,700
CAN	126 30 2005 38 1,317
CAN	126 30 2005 38 1,317
TOTALS	3,744 3,568 123,618

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
13	RETAILSTOR	- 0% - 0											
Heated Area: 3492 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 13 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,134,478		
TOTAL MARKET OB/XF VALUE	733,675		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	11,921,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,921,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,921,778		
TOTAL JUST VALUE	11,921,778		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,159,459		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																
L N	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
22	0446	BOX FNC 6'	0	0	0	36.00	LF	23.00	23.00	100	2010	2010	3	40	331	
23	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	55	1,925	
24	0097	AWNING CN	0	0	0	10.00	SF	65.00	65.00	100	2021	2021	3	93	605	
25	0445	BOX FNC 5'	0	0	0	38.00	LF	8.10	8.10	100	2022	2022	3	93	286	
26	1241	WD DECK G	0	0	0	412.00	UT	11.50	11.50	100	2022	2022	3	95	4,501	
27	0350	CARPORT WD	0	0	14	140.00	SF	13.00	13.00	100	2025	2024		100	1,820	
TOTAL OB/XF														9,468		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2005] W58 S58 CAN=[YR=2005] S6 E21 N6 W21\$ E21 S8 E16 N2 CAN=[YR=2005] E21 N6 AOF=[YR=2005] N10 W10 N11 W8 S21 E18\$ W21 S6\$ N6 E3 N21 E8 S11 E10 N48\$.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	CB	STUCCO	70	
Exterior Wall	28	GLASS	THRM	30	
Roof Structure	04	WOOD	TRUSS	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	07	CORK/VTILE	100		
Ceiling	02	F.NOT	SUS	100	
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	4	100			
Frame	03	MASONRY	100		
Common Wall	27	100			
Story Height	8	100			
RMS	5	100			
Stories	1.	1.	100		
Units	0	100			
BUD8 Adjustme	05	DIST 1A	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA	10		
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100	1993	128	1,540
BAS	1,144	100	1993	1,144	13,761
BAS	112	100	2006	112	1,347
BAS	204	100	2006	204	2,454
FOP	12	30	1993	4	48
PTO	80	5	1993	4	48
UUS	144	50	1993	72	866
TOTALS	1,824			1,668	20,064

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
15	OFFICE	- 0%	- 0										
					Heated Area: 1588								
						HX Base Yr							

NASSAU COUNTY PROPERTY			PAGE 15 of 24	5
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE	5,134,478			
TOTAL MARKET OB/XF VALUE	733,675			
TOTAL LAND VALUE - MARKET	6,053,625			
TOTAL MARKET VALUE	11,921,778			
SOH/AGL Deduction	0			
ASSESSED VALUE	11,921,778			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	11,921,778			
TOTAL JUST VALUE	11,921,778			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	12,159,459			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																
L N	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

BLD DATE		12/13/2024	KW	LGL DATE	05/24/2021	KK
XF DATE		07/01/2022	KK	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES													
80 AMELIA VILLAGE CIR, FERNANDINA BEACH													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING DIMENSIONS													
BAS=[YR=1993] W17 BAS=[YR=1993] W16 S8 E16 N8 \$ S8 W8													
BAS=[YR=2006] W8 S14 E8 N14 \$ S14W8 S24 E8 N2 E9													
FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 N3 BAS=[YR=2006] E12 S18 W9													
N4 W3 N14 \$ E12 N8 PTO=[YR=1993] E4 N20W4 S20 \$ N30 \$ PTR=E15													
UUS=[YR=1993] E12 S12 W12 N12\$ W15\$.													

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	CB	STUCCO	70	
Exterior Wall	28	GLASS	THRM	30	
Roof Structure	04	WOOD	TRUSS	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	07	CORK/VTILE	70		
Interior Floor	14	CARPET	30		
Ceiling	02	F.NOT	SUS	100	
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		2	100		
Frame	03	MASONRY	100		
Common Wall		60	100		
Story Height		8	100		
RMS		5	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	05	DIST	1A	100	
Quality	08	CONCR	19	Level 03	
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA		10	
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100	1993	140	1,400
BAS	1,384	100	1993	1,384	13,837
BAS	236	100	2006	236	2,360
FOP	8	30	1993	2	20
UAT	144	10	1993	14	140
TOTALS	1,912			1,776	17,756

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
16	OFFICE	- 0%	- 0										
Heated Area: 1774 HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 16 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,134,478		
TOTAL MARKET OB/XF VALUE	733,675		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	11,921,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,921,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,921,778		
TOTAL JUST VALUE	11,921,778		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	12,159,459		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

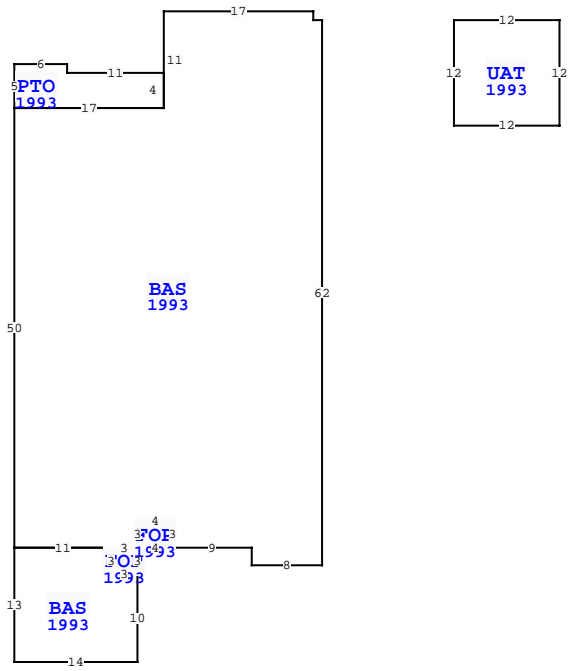
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING NOTES													
BUILDING DIMENSIONS													
80 AMELIA VILLAGE CIR, FERNANDINA BEACH													
BLD DATE 12/13/2024 KW LGL DATE 05/24/2021 KK													
XF DATE 07/01/2022 KK LAND DATE													
AG DATE													
BAS=[YR=1993] W14 BAS=[YR=1993] W21 S42 BAS=[YR=2006] S20 E10 N8 E3 N10 FOP=[YR=1993] E4 N2 W4 S2\$ N2 W13\$ E17 S2 E9 S2 E9 N36 W14 N10\$ S10 E14 N10\$ PTR=E15 UAT=[YR=1993] E12 S12 W12 N12\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 90			
Exterior Wall	28	GLASS THRM 10			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	3	100			
Frame	03	MASONRY 100			
Common Wall	25	100			
Story Height	8	100			
RMS	12	100			
Stories	1.	1. 100			
Units	0	100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1600	COMMUNITY SHOPPING			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC	10002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	173	100	1993	173	2,017
BAS	1,951	100	1993	1,951	22,743
FOP	9	30	1993	3	35
FOP	12	30	1993	4	47
PTO	74	5	1993	4	47
UAT	144	10	1993	14	163
TOTALS	2,363			2,149	25,051

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
17	OFFICE	- 0%	- 0		250,509	1972	1972	0	0	10	80.00	10.00	
Heated Area: 2138 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 17 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,134,478		
TOTAL MARKET OB/XF VALUE	733,675		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	11,921,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,921,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,921,778		
TOTAL JUST VALUE	11,921,778		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	12,159,459		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES																
L N	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

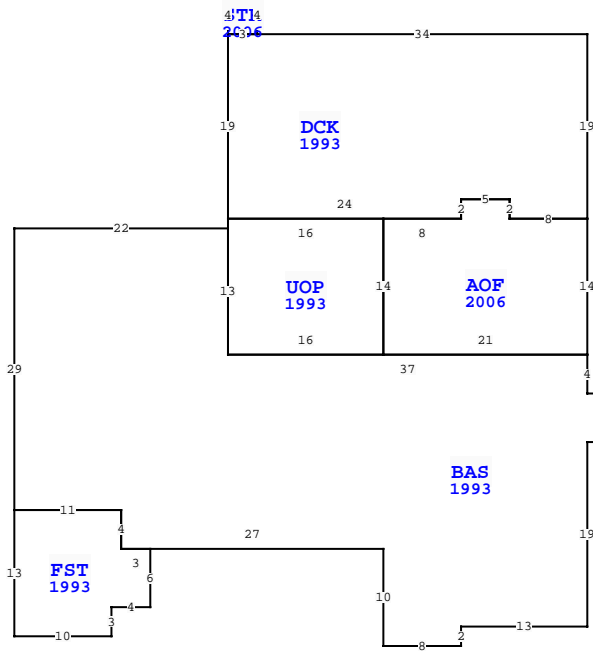
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W1 N1 W17 S11 PTO=[YR=1993] W17 N5 E6 S1 E11 S4 \$ W17 S50 BAS=[YR=1993] S13 E14 N10 W3 N3 W11 \$ E11 FOP=[YR=1993] E3 S3 W3 N3 \$ E3 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S3 E9 S2 E8 N62 \$ PTR=E15 UAT=[YR=1993] E12 S12 W12 N12\$ W15\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	10
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Common Wall		10	100
Story Height		8	100
RMS		6	100
Stories		1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	304	100	2006
BAS	1,616	100	1993
DCK	693	10	1993
FST	158	50	1993
STR	12	10	2006
UOP	224	20	1993
TOTALS	3,007		
			2,114
			58,135

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
19	RETAILSTOR	- 0%	- 0		Heated Area: 1920						HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 19 of 24	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			5,134,478
TOTAL MARKET OB/XF VALUE			733,675
TOTAL LAND VALUE - MARKET			6,053,625
TOTAL MARKET VALUE			11,921,778
SOH/AGL Deduction			0
ASSESSED VALUE			11,921,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			11,921,778
TOTAL JUST VALUE			11,921,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,159,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BLD DATE		12/13/2024	KW	LGL DATE	05/24/2021	KK
XF DATE		07/01/2022	KK	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES												
DCK=[YR=1993] W34 STR=[YR=2006] N4 W3 S4 E3\$W3 S19												
UOP=[YR=1993] S1 BAS=[YR=1993] W22 S29 FST=[YR=1993] S13 E10												
N3 E4 N6 W3 N4 W11\$ E11 S4 E27 S10 E8 N2 E13 N19 E2 N5 W2 N4												
AOF=[YR=2006] N14 W8 N2 W5 S2 W8 S14 E21 \$ W37 N13 \$ S13 E16												
N14 W16 \$ E24 N2 E5 S2 E8 N19 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floo	09	PINE WOOD	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	23	100	
Frame	02	WOOD FRAME	100
Story Height	9	100	
RMS	6	100	
Stories	2.	2.100	
Units	0	100	
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	84	100	2008
BAS	2,893	100	1993
DCK	249	10	2008
DCK	464	10	2008
FOP	39	30	1993
FST	160	50	1993
FUS	558	100	1993
FUS	136	100	2008
KTG	684	125	2008
STR	74	10	2008
TOTALS	6,395		
			4,923
			272,200

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
3301	04	4,923	104.3460	122.87	604,889	1974	1999	0	0	30	25.00	45.00
22 BARS - 0% - 0 Heated Area: 4355 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 22 of 24	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	5,134,478		
TOTAL MARKET OB/XF VALUE	733,675		
TOTAL LAND VALUE - MARKET	6,053,625		
TOTAL MARKET VALUE	11,921,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	11,921,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,921,778		
TOTAL JUST VALUE	11,921,778		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	12,159,459		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1322	9/17/2010	QC	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
1700/1211	9/17/2010	WD	U	I	11	100
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						

** This building has 13 Sub-Areas
80 AMELIA VILLAGE CIR, FERNANDINA BEACH

BLD DATE	12/13/2024	KW	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	05/24/2021
INC DATE			AG DATE	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BUILDING NOTES												

BUILDING DIMENSIONS												
DCK=[YR=2008] U18 L15 W21UOP=[YR=1993] N11												
W52S27E16N16E36\$W4BAS=[YR=1993] W32 S16W16S4FOP=[YR=1993] D3												
R3 S10 D3 L3 N16\$ D3 R3 S10 D3 L3 S12E16S12 DCK=[YR=2008]												
W5S16E37N12W32N4\$S4E32 FST=[YR=1993] E16N10KTG=[YR=2008] N2												
UST=[YR=1993] E6N18W6S18\$N18E16 ULP=[YR=2008] E8N11 U5 L4												
W4S16\$N16 W16S6W16S4E4S4W4S13E4S9E12\$W16												
S10\$N10E4N9W4N13E4N4W4N4E16N20 W16N4\$S4E16 D14 R16 E8\$												
PTR=E30 FUS=[YR=1993] S17 AOF=[YR=2008] W7S12E7N12												
S\$7E18STR=[YR=2008] E14N7W8S4W6S3\$N3 E6N21 FUS=[YR=2008]												
S17E8N17W8\$W24\$ W30\$. ULP=[YR=1993] N12 E10 N4 W16 S16 E6 \$												
W6 S18 \$ N28 W16 S40 \$ N40 E 16 N20 W16 N4 W32 S14 \$ N14 E4												
N6 \$ S6 E12 N6 \$ S6 E16 S4 E1 6 N4 \$ PTR= E40 FUS=[YR=1993]												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

