

PT GOVT LOTS 2 & 3 OF
SEC 22-2N-28E IN OR 1700/1211
BEING PAR 2.4A OF EXHIBIT "A"

OMNI AMELIA ISLAND LLC
4001 MAPLE AVENUE, SUITE 500
DALLAS, TX 75219

2025

01-6N-29-AICO-0001-0110



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		04	WOOD TRUSS 100		
Roof Cover		13	STAND SEAM 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		05	ASPH TILE 100		
Ceiling		01	FIN.SUSPD 100		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Fixtures			9 100		
Frame		02	WOOD FRAME 100		
Story Height			9 100		
RMS			2 100		
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		10
NEIGHBORHOOD/LOC		10002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2001	2,440	208,194
DCK	9	10	2001	1	86
DCK	159	10	2001	16	1,366
FOP	24	30	2001	7	598
FOP	360	30	2001	108	9,215
FOP	400	30	2001	120	10,239
UOP	88	20	2001	18	1,536
TOTALS	3,480			2,710	231,232

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1701	04	2,710	88.0152	123.66	335,119	2001	2001	0	0	10	21.00	69.00	
1 OFFICE - 0% - 0 Heated Area: 2440 HX Base Yr													
BLD DATE	03/29/2019	KK	LGL DATE										
XF DATE	03/29/2019	KK	LAND DATE	03/29/2019	KK								
INC DATE			AG DATE										

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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VALUATION BY

Tax Group: 5

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

231,232

54,261

490,500

775,993

0

775,993

0

775,993

775,993

0

781,813

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