

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

01-6N-29-AICO-0004-0000

REVIEW DATE 04/06/2021 BY KK Total Acres: 16.51 Total Land Value: 17,954,778 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 10													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND											
Exterior Wall	17	CB STUCCO 100								1701	04	182,448	112.0411	157.42	28,720,964	1980	2010		0	0	10	10.00	80.00	VALUATION BY									
Roof Structur	10	STEEL FRME 100								5 OFFICE - 0% - 0														DIRECT_CAP									
Roof Cover	04	BUILT-UP 60								Heated Area: 105213														Tax Group: 5									
Roof Cover	07	CONC TILE 40								HX Base Yr														Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floo	14	CARPET 70																						TOTAL MARKET OB/XF VALUE									
Interior Floo	05	ASPH TILE 30																						TOTAL LAND VALUE - MARKET									
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET VALUE									
Air Condition	05	CHILL WTR 100																						SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE									
Fixtures		125 100																						TOTAL EXEMPTION VALUE									
Frame	04	REIN CONC 100																						BASE TAXABLE VALUE									
Story Height		16 100																						TOTAL JUST VALUE									
RMS		18 100																						NCON VALUE									
Stories	1.	1. 100																						INCOME VALUE									
Units		0 100																						PREVIOUS YEAR MKT VALUE									
BUD8 Adjustme	05	DIST 1A 100																															
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	3900	HOTELS AND MOTELS																															
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	15,816	100	1993	15,816	1,991,804																												
BAS	31,675	100	1998	31,675	3,989,023																												
BAS	32,202	100	2013	32,202	4,055,391																												
CAN	160	30	1998	48	6,045																												
CAN	4,712	30	2013	1,414	178,074																												
CLP	63	30	1993	19	2,393																												
CLP	2,447	30	1998	734	92,437																												
CLP	1,344	30	2013	403	50,752																												
FEP	1,209	80	2013	967	121,780																												
FGR	117,960	60	2013	70,776	913,246																												
TOTALS	244,695			182,448	2,976,771																												
EXTRA FEATURES					31 BEACH LAGOON RD, FERNANDINA BEACH																												
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																
11	0648	LIGHTS-AV	0	0	0	0	12.00	UT	140.00	140.00	100	2000	2000	3	20	336																	
12	0415	BEACHWALK	0	0	0	0	1,980.00	SF	5.75	5.75	100	1999	1999	3	20	2,277																	
13	0819	CONC 12"	0	0	106	6	636.00	SF	9.50	9.50	100	1999	1999	3	75	4,532																	
14	0812	CONCRETE C	0	0	0	0	1,872.00	SF	4.00	4.00	100	1999	1999	3	75	5,616																	
15	0803	ASPHALT C	0	0	0	0	10,267.00	SF	2.00	2.00	100	1980	1980	3	50	10,267																	
16	1076	TRELLIS A	0	0	16	7	112.00	SF	7.50	7.50	100	1999	1999	3	21	176																	
17	1123	CB 8"	0	0	0	0	614.00	SF	6.15	6.15	100	1999	1999	3	75	2,832																	
18	1126	CB/STC 8"	0	0	63	3	189.00	SF	8.00	8.00	100	2013	2013	3	93	1,406																	
19	0812	CONCRETE C	0	0	202	8	1,616.00	SF	4.00	4.00	100	2013	2013	3	93	6,012																	
20	0811	CONCRETE B	0	0	55	12	660.00	SF	5.20	5.20	100	2013	2013	3	93	3,192																	
LAND DESCRIPTION					TOTAL OB/XF															36,646													
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									

PT OF S HARRISON GRANT
SEC 20-2N-28E & PT GOVT LOTS
1,2,3 OF SEC 22-2N-28E IN

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2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		1 100			
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	3900	HOTELS AND MOTELS			
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	1,395	100	1993	1,395	49,615
TOTALS	1,395			1,395	49,615

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	1,395	100.9663	46.19	64,435	1980	2010	0	0	10	13.00	77.00
6 STOR WAREH - 0% - 0												
Heated Area: 1395												
HX Base Yr												
BAS 1993												
31 BEACH LAGOON RD, FERNANDINA BEACH												
				BLD DATE	04/06/2021	KK	LGL DATE					
				XF DATE	04/06/2021	KK	LAND DATE	04/06/2021	KK			
				INC DATE	06/16/2025	REA	AG DATE					

NASSAU COUNTY PROPERTY				PAGE 3 of 10		5
VALUATION SUMMARY						
VALUATION BY				DIRECT_CAP		
Tax Group: 5				Tax Dist:		
BUILDING MARKET VALUE				71,819,110		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				89,773,888		
SOH/AGL Deduction				5,458,713		
ASSESSED VALUE				84,315,175		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				84,315,175		
TOTAL JUST VALUE				89,773,888		
NCON VALUE				0		
INCOME VALUE				89,773,888		
PREVIOUS YEAR MKT VALUE				92,691,331		
</						

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
21	0803	ASPHALT C	0	0	483	9	4,347.00	SF	2.00	2.00	100	2013	2013	3
22	0803	ASPHALT C	0	0	167	8	1,336.00	SF	2.00	2.00	100	2013	2013	3
23	0812	CONCRETE C	0	0	0	0	19,718.00	SF	4.00	4.00	100	2013	2013	3
24	1126	CB/STC 8"	0	0	0	0	596.00	SF	8.00	8.00	100	2013	2013	3
25	0350	CARPORT WD	0	0	12	7	84.00	SF	16.25	16.25	100	2013	2013	3
26	0920	CWALL-WD/M	0	0	0	0	250.00	LF	390.00	390.00	100	2013	2013	3
27	0920	CWALL-WD/M	0	0	0	0	165.00	LF	390.00	390.00	100	2013	2013	3
28	0855	CONC PAVR	0	0	0	0	271.00	SF	10.00	10.00	100	2013	2013	3
29	0812	CONCRETE C	0	0	0	0	17,071.00	SF	4.00	4.00	100	2013	2013	3
30	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2013	2013	3

LAND DESCRIPTION										TOTAL OB/XF										242,434									
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					

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