

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	17	CB STUCCO 50								3903	07	492,680	172.0384	390.10	192,194,468	1991	2001		0		0	11.50	88.50	VALUATION BY																																													
Exterior Wall	28	GLASS THRM 50								1 FULL HOTEL - 0% - 0										Heated Area: 415439										HX Base Yr										DIRECT_CAP																													
Roof Structure	13	P-STRESS C 100																												Tax Group: 8										Tax Dist:																													
Roof Cover	08	CLAY TILE 100																												BUILDING MARKET VALUE										136,317,655																													
Interior Wall	08	DECORATIVE 70																												TOTAL MARKET OB/XF VALUE										0																													
Interior Wall	06	CUST PANEL 30																												TOTAL LAND VALUE - MARKET										0																													
Interior Floor	14	CARPET 80																												TOTAL MARKET VALUE										136,317,655																													
Interior Floor	19	MARBLE 20																												SOH/AGL Deduction										4,710,265																													
Ceiling	02	F.NOT SUS 100																												ASSESSED VALUE										131,607,390																													
Air Condition	06	ENG CENTRL 100																												TOTAL EXEMPTION VALUE										0																													
Heating Type	09	ENG F AIR 100																												BASE TAXABLE VALUE										131,607,390																													
Fixtures		2026 100																												TOTAL JUST VALUE										136,317,655																													
Frame	04	REIN CONC 100																												NCON VALUE										0																													
Common Wall		1 100																												INCOME VALUE										136,317,655																													
Story Height		13 100																												PREVIOUS YEAR MKT VALUE										131,341,159																													
RMS		709 100																																																																			
Units		531 100																																																																			
Occupancy	00	NONE 100																																																																			
Quality	04	Quality Level 04																																																																			
DOR CODE	3900	HOTELS AND MOTELS																																																																			
MAP NUM		MKT AREA																																																																			
NEIGHBORHOOD/LOC	3016.00																																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
AOF	144	100	2010	144	49,714																																																																
BAS	109,744	100	1993	109,744	887,854																																																																
BAS	2,100	100	1997	2,100	725,001																																																																
BAS	3,082	100	2006	3,082	1,064,025																																																																
BAS	22,071	100	2010	22,071	619,759																																																																
FGR	89,460	40	1993	35,784	354,014																																																																
FOP	45,863	20	1993	9,173	166,872																																																																
FOP	257	20	2006	51	17,607																																																																
FOP	5,472	20	2010	1,094	377,691																																																																
FST	7,894	50	1993	3,947	362,657																																																																
TOTALS	577,556			492,680	1,092,104																																																																
EXTRA FEATURES										4750 AMELIA ISLAND PKWY, FERNANDINA BEACH										BLD DATE 04/02/2025										KWA										LGL DATE										05/09/2022										KK									
																				XF DATE 05/09/2022										KK										LAND DATE																													
																				INC DATE 04/28/2025										REA										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																																																					
1	0803	ASPHALT C	0	0	0	26,002.00	SF	2.20	2.20	0.66	1988	1988	34	9.34	28,225																																																						
2	0400	CONC CURB	0	0	0	301.00	LF	15.00	15.00	0.02	1988	1988	36	1.98	2,798																																																						
3	0503	FP-SUPERIO	0	0	0	2.00	UT	15,000.00	15,000.00	100	1991	1991	3	68	20,400																																																						
4	0503	FP-SUPERIO	0	0	0	3.00	UT	15,000.00	15,000.00	100	1991	1991	3	68	30,600																																																						
5	1089	HYDRL RAMP	0	0	0	1.00	UT	5,500.00	5,500.00	100	1991	1991	3	50	2,750																																																						
6	0965	SPRNK FIRE	0	0	0	2,661.00	UT	240.00	240.00	100	1991	1991	3	60	383,184																																																						
7	0413	DUMBWAITR	0	0	0	1.00	UT	12,500.00	12,500.00	100	1991	1991	3	100	12,500																																																						
8	0785	MOV-PR-WAL	0	0	0	21.00	SF	450.00	450.00	100	1991	1991	3	20	1,890																																																						
9	0785	MOV-PR-WAL	0	0	0	56.00	SF	450.00	450.00	100	1991	1991	3	20	5,040																																																						
10	0785	MOV-PR-WAL	0	0	0	188.00	SF	450.00	450.00	100	1991	1991	3	20	16,920																																																						
LAND DESCRIPTION										TOTAL OB/XF										504,307																																																	
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																																													
1	003910	C	HOTEL	0		PUD	0.00	0.00	22.00	AC		1.00	1.00	1.00	600,000.00	600,000.00	13,200,000																																																				

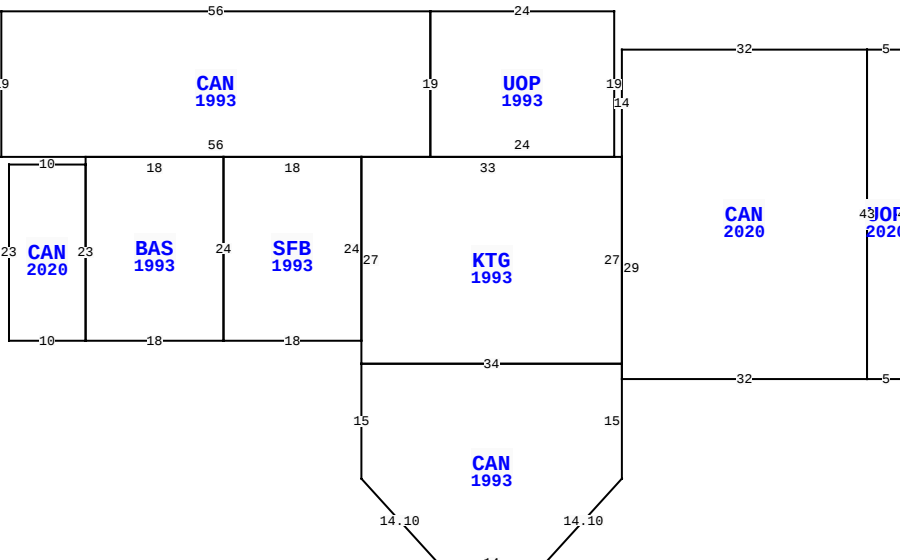
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 10											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	17	CB STUCCO 100								2101	07	3,093	152.3558	256.72	794,035	1991	1995	0	0	0	32.00	68.00	VALUATION BY DIRECT_CAP								
Roof Structur	04	WOOD TRUSS 100								3 RSTARANT 1 - 0% - 0 Heated Area: 1696 HX Base Yr														Tax Group: 8 Tax Dist:							
Roof Cover	11	SLATE 100																						BUILDING MARKET VALUE 136,317,655							
Interior Wall	05	DRYWALL 60																						TOTAL MARKET OB/XF VALUE 0							
Interior Wall	03	PLASTER 40																						TOTAL LAND VALUE - MARKET 0							
Interior Floo	15	HARDTILE 70																						TOTAL MARKET VALUE 136,317,655							
Interior Floo	11	CLAY TILE 30																						SOH/AGL Deduction 4,710,265							
Ceiling	02	F.NOT SUS 100																						ASSESSED VALUE 131,607,390							
Air Condition	03	CENTRAL 100																						TOTAL EXEMPTION VALUE 0							
Heating Type	04	AIR DUCTED 100																						BASE TAXABLE VALUE 131,607,390							
Fixtures	00	25 100																						TOTAL JUST VALUE 136,317,655							
Frame	03	MASONRY 100																						NCON VALUE 0							
Story Height		9 100								INCOME VALUE 136,317,655																					
RMS		7 100								PREVIOUS YEAR MKT VALUE 131,341,159																					
Units		0 100																													
Occupancy	00	NONE 100																													
Quality		05	Quality Level 05																												
DOR CODE		3900	HOTELS AND MOTELS																												
MAP NUM			MKT AREA						03																						
NEIGHBORHOOD/LOC		3016.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	432	100	1993	432	75,414																										
CAN	774	30	1993	232	40,500																										
CAN	1,064	30	1993	319	55,688																										
CAN	230	30	2020	69	12,046																										
CAN	1,376	30	2020	413	72,097																										
KTG	918	125	1993	1,148	200,406																										
SFB	432	80	1993	346	60,401																										
UOP	456	20	1993	91	15,886																										
UOP	215	20	2020	43	7,507																										
TOTALS	5,897			3,093	539,944																										
EXTRA FEATURES										4750 AMELIA ISLAND PKWY, FERNANDINA BEACH										BLD DATE 04/02/2025 KWA XF DATE 05/09/2022 KK INC DATE 04/28/2025 REA LGL DATE AG DATE 05/09/2022 KK											
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	0861	POOL GUNIT	0	0	0	0	1,379.00	SF	85.00	85.00	100	1991	1991	3	20	23,443															
22	0878	SPA	0	0	0	0	208.00	UT	106.00	106.00	100	1991	1991	3	20	4,410															
23	0872	POOL HTR C	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1991	1991	3	20	2,400															
24	0962	SKYLIGHT	0	0	28	40	1,120.00	UT	250.00	250.00	100	1991	1991	3	59.5	166,600															
25	3600	LPG TANK	0	0	0	0	1.00	SF	25,000.00	25,000.00	100	1991	1991	3	20	5,000															
26	0410	ELEVATOR	0	0	0	0	4.00	UT	175,800.00	175,800.00	100	1991	1991	3	100	703,200															
27	0410	ELEVATOR	0	0	0	0	1.00	UT	115,000.00	115,000.00	100	1991	1991	3	100	115,000															
28	0410	ELEVATOR	0	0	0	0	2.00	UT	103,000.00	103,000.00	100	1991	1991	3	100	206,000															
29	0410	ELEVATOR	0	0	0	0	2.00	UT	65,000.00	65,000.00	100	1991	1991	3	100	130,000															
30	0506	FLAGPOLE B	0	0	0	0	90.00	LF	100.00	100.00	100	1991	1991	3	20	1,800															
LAND DESCRIPTION										TOTAL OB/XF 1,357,853																					
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 CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Fixtures		1 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		1 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	3900	HOTELS AND MOTELS			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	9,652
CAN	300	30	1993	90	1,609
TOTALS	840			630	11,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	07	630	82.2465	37.63	23,707	1991	1991	0	0	52.50	47.50
4 STOR WAREH - 0% - 0											
						Heated Area: 540		HX Base Yr			

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REVIEW DATE 04/02/2025 BY KWA Total Acres: 22.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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