

TRACT 6,PT TRACT 1 OF PBK 4/11
PT TRACT 8 OF PBK 4/16,PT
TRACTS 2 & 4 OF PBK 4/18,PT

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

2025

20-2N-28-0000-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		25 100
Frame	05	STEEL 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	3800	GOLF COURSES
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10002.00	

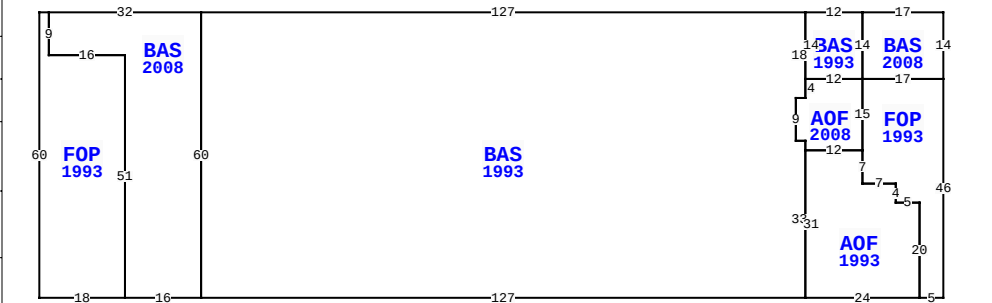
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	640	185	1993	1,184	9,628
AOF	198	185	2008	366	2,976
BAS	168	100	1993	168	1,366
BAS	7,602	100	1993	7,602	61,819
BAS	238	100	2008	238	1,935
BAS	1,104	100	2008	1,104	8,978
FOP	514	50	1993	257	2,090
FOP	936	50	1993	468	3,806

TOTALS	11,400			11,387	92,599
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	24,539.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	1,152.00	SF	4.00
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00
4	1123	CB 8"	0	0	82	2	164.00	SF	6.15
5	0350	CARPORT WD	0	0	24	17	408.00	SF	13.00
6	0681	POLE SHED	0	0	15	8	120.00	SF	15.00
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00
9	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00
10	0680	POLE SHED	0	0	12	14	168.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003800	C	GOLF CRS	0	0006		0.00	0.00	129.61

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	11,387	88.8664	40.66	462,995	1973	1980	0	0	0 80.00	20.00
1 STOR WAREH - 0% - 0 Heated Area: 9950 HX Base Yr											



BLD DATE	03/09/2021	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2025
INC DATE			AG DATE	DC

TOTAL OB/XF											
31,816											

TOTAL OB/XF											
31,816											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		503,425	
TOTAL MARKET OB/XF VALUE		1,160,523	
TOTAL LAND VALUE - MARKET		648,050	
TOTAL MARKET VALUE		2,311,998	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,311,998	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,311,998	
TOTAL JUST VALUE		2,311,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,184,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003265	XFOB	72,352	05/25/2018
B24920	ELEC OTHER	0	04/01/2012
B25782	REPAIR/RRF	8,750	03/01/2012
B25766	ADDITION	67,655	02/01/2012
6932	REPAIR/RRF	2,450	01/10/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0266/0365	6/01/1978	SW U	I	I	09
SALE PRICE					
2,250,000					

GRANTOR: AMELIA AMENITIES INC					
GRANTEE: AMELIA PLANTATION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2008] W17 BAS=[YR=1993] W12 BAS=[YR=1993] W127 BAS=[YR=2008] W32 FOP=[YR=1993] W2 S60 E18 N51 W16 N9 \$ S9 E16 S51 E16 N60\$ S60 E127 N33 W2 N9 E2 N18\$ S14 E12 AOF=[YR=2008] W12 S4 W2 S9 E2 S2 E12 N15\$ N14\$ S14 E17 FOP=[YR=1993] W17 S15 AOF=[YR=1993] W12 S31 E24 N20 W5 N4 W7 N7\$ S7 E7 S4 E5 S20 E5 N46\$ N14\$.					



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		4 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	3800	GOLF COURSES			
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	108	100	1993	108	9,490
FOP	36	30	1993	11	967
TOTALS	144			119	10,456

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	119	89.7750	151.50	18,028	1982	1982	0	0	42.00	58.00

2 RSTRM BLDG - 0% - 0

Heated Area: 108

HX Base Yr

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CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 6																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	12	CEDAR 70								2703	04	3,731	45.0213	21.27	79,358	1973	1973	0	0	0	50.00	50.00	VALUATION BY																								
Exterior Wall	29	NONE 30								4 GARAGE - 0% - 0														Heated Area: 3731								HX Base Yr								STANDARD							
Roof Structure	04	WOOD TRUSS 100								41 91 91 41 BAS 1993														Tax Group: 5								Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								503,425															
Interior Wall	01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE								1,160,523															
Interior Floor	03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET								648,050															
Ceiling	04	NONE 100																						TOTAL MARKET VALUE								2,311,998															
Air Condition	01	NONE 100																						SOH/AGL Deduction								0															
Heating Type	01	NONE 100																						ASSESSED VALUE								2,311,998															
Fixtures	01	3 100																						TOTAL EXEMPTION VALUE								0															
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE								2,311,998															
Story Height		9 100																						TOTAL JUST VALUE								2,311,998															
RMS		3 100								NCON VALUE								0																													
Stories	1.	1. 100								INCOME VALUE																																					
Units		0 100								PREVIOUS YEAR MKT VALUE								2,184,144																													
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MAP NUM			MKT AREA						10																																						
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS	3,731	100	1993	3,731		39,679																																									
TOTALS		3,731		3,731		39,679																																									
EXTRA FEATURES										201 SEA MARSH RD, FERNANDINA BEACH										BLD DATE		03/09/2021		KK		LGL DATE		04/24/2025		DC																	
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	1242	WD DECK A	0	0	0	0		3,938.00	SF	10.00			10.00	100	2012	2012	3	50		19,690																											
32	0811	CONCRETE B	0	0	0	0		690.00	SF	5.20			5.20	100	2012	2012	3	92		3,301																											
33	1242	WD DECK A	0	0	39	5		195.00	SF	10.00			10.00	100	2012	2012	3	50		975																											
34	0810	CONCRETE A	0	0	0	0		383.00	SF	6.50			6.50	100	2012	2012	3	92		2,290																											
35	0819	CONC 12"	0	0	7	2		14.00	SF	9.50			9.50	100	2012	2012	3	92		122																											
36	0810	CONCRETE A	0	0	5	6		30.00	SF	6.50			6.50	100	2012	2012	3	92		179																											
37	0810	CONCRETE A	0	0	0	0		220.00	SF	6.50			6.50	100	2012	2012	3	92		1,316																											
38	1126	CB/STC 8"	0	0	0	0		108.00	SF	8.00			8.00	100	2012	2012	3	92		795																											
39	1123	CB 8"	0	0	3	3		9.00	SF	6.15			6.15	100	2012	2012	3	92		51																											
40	1121	CB 4"	0	0	0	0		18.00	SF	5.00			5.00	100	2012	2012	3	92		83																											
LAND DESCRIPTION										TOTAL OB/XF										28,802																											
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																					

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																									TOTAL EXEMPTION VALUE					0										
																									BASE TAXABLE VALUE					2,311,998										
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