

OAI WAREHOUSE LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

00-00-30-0820-0005-0030

[illegible]

OAI WAREHOUSE LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

00-00-30-0820-0005-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																																													
Exterior Wall	24	CORG METAL 100								4803	06	4,429	75.2279	35.73	158,248	1986	1986		0	0	68.50	31.50	VALUATION BY								STANDARD																																		
Roof Structur	10	STEEL FRME 100								3 STOR WAREH 0% - 2023														Heated Area: 2552														HX Base Yr																											
Roof Cover	12	MODULAR MT 100																																				Tax Group: 8														Tax Dist:													
Interior Wall	01	MINIMUM 100																																				BUILDING MARKET VALUE														703,788													
Interior Floo	03	CONC FINSH 100																																				TOTAL MARKET OB/XF VALUE														70,968													
Ceiling	02	F.NOT SUS 100																																				TOTAL LAND VALUE - MARKET														787,995													
Air Condition	03	CENTRAL 100																																				TOTAL MARKET VALUE														1,562,751													
Heating Type	03	FORCED AIR 100																																				SOH/AGL Deduction														390,427													
Plumbing		2 100																																				ASSESSED VALUE														1,172,324													
Frame	05	STEEL 100																																				TOTAL EXEMPTION VALUE														0													
Story Height		12 100																																				BASE TAXABLE VALUE														1,172,324													
RMS		8 100																																				TOTAL JUST VALUE														1,562,751													
Stories	1.	1. 100																																				NCON VALUE														0													
Class	00	. 100																																				INCOME VALUE																											
Units		0 100																																				PREVIOUS YEAR MKT VALUE														1,338,825													
BUD8 Adjustme	05	DIST 1A 100																																																															
Occupancy	00	NONE 100																																																															
Quality	03	Quality Level 03																																																															
DOR CODE	4800	WAREHOUSE-STORAGE																																																															
MAP NUM		MKT AREA																03																																															
NEIGHBORHOOD/LOC		2002.00																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																												
AOF	1,564	185	1993	2,893	32,561																																																												
BAS	988	100	1993	988	11,120																																																												
UST	168	50	1993	84	945																																																												
UST	928	50	1993	464	5,222																																																												
TOTALS	3,648			4,429	49,848																																																												
EXTRA FEATURES					1501 LEWIS ST, FERNANDINA BEACH										BLD DATE 02/07/2019					KK					LGL DATE					05/08/2026					DC																														
															XF DATE										LAND DATE																																								
															INC DATE										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																																																
11	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	2002	2002	3	79	205																																																	
12	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2002	2002	3	84	315																																																	
13	0965	SPRKN FIRE	0	0	0	0	81.00	UT	240.00	240.00	100	2003	2003	3	80	15,552																																																	
14	0351	CARPORT MT	0	0	12	21	252.00	SF	10.00	10.00	100	2002	2002	3	20	504																																																	
15	0810	CONCRETE A	0	0	0	0	354.00	SF	7.80	7.80	100	2003	2003	3	80	2,209																																																	
16	6001	ROLLUP DR	0	0	12	12	4.00	UT	500.00	500.00	100	2003	2003	3	20	400																																																	
17	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	64	2003	2003	3	64	832																																																	
18	0400	CONC CURB	0	0	0	0	195.00	LF	15.00	15.00	100	2003	2003	3	85	2,486																																																	
19	0446	BOX FNC 6'	0	0	0	0	181.00	LF	20.00	20.00	100	2003	2003	3	20	724																																																	
20	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2003	2003	3	55	385																																																	
LAND DESCRIPTION										TOTAL OB/XF										23,612																																													
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 LOTS 5 6 11 & 12
PT OR 1700/1211 BEING PAR 5B
OF EXHIBIT "A"

OAI WAREHOUSE LLC
4001 MAPLE AVENUE STE 600
DALLAS, TX 75219

2026

00-00-30-0820-0005-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	24	CORG METAL 40
Roof Structure	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 80
Interior Floor	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	ONE 110 Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC					
2002.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	5,075
CAN	96	30	1993	29	153
CAN	120	30	1993	36	190
FST	480	70	1993	336	1,776
TOTALS	1,656			1,361	7,194

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
21	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00
22	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00
23	6001	ROLLUP DR	0	0	8	1.00	UT	400.00	400.00
24	0978	SECURTY LT	0	0	0	6.00	UT	450.00	450.00
25	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00
26	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00
27	1242	WD DECK A	0	0	0	120.00	SF	10.00	10.00
28	0510	GARAGE WD-	0	0	26	468.00	SF	35.00	35.00
29	0351	CARPORT MT	0	0	21	420.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	1,361	55.6416	26.43	35,971	1980	1980	0	0	0 80.00	20.00	
4 STOR WAREH 0% - 2023 Heated Area: 960 HX Base Yr												
1501 LEWIS ST, FERNANDINA BEACH												

TOTAL OB/XF												
BLD DATE	02/07/2019	KK	LGL DATE									
XF DATE			LAND DATE	05/08/2026	DC							
INC DATE			AG DATE									
17,848												

TOTAL OB/XF												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ

Total Acres: 2.01 Total Land Value: 787,995 Market: 0 Agricultural: 0 Common: 787,995

NASSAU COUNTY PROPERTY			
PAGE 3 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		703,788	
TOTAL MARKET OB/XF VALUE		70,968	
TOTAL LAND VALUE - MARKET		787,995	
TOTAL MARKET VALUE		1,562,751	
SOH/AGL Deduction		390,427	
ASSESSED VALUE		1,172,324	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,172,324	
TOTAL JUST VALUE		1,562,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,338,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/1766	1/05/2022	WD U	I	I	11	100	
GRANTOR: OMNI AMELIA ISLAND LL							
GRANTEE: OAI WAREHOUSE LLC							
1700/1211	9/17/2010	WD U	I	I	11	100	
GRANTOR: AMELIA ISLAND COMPANY							
GRANTEE: OMNI AMELIA ISLAND							

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W24 BAS=[YR=1993] W48 S20 CAN=[YR=1993] S10 E12 N10 W12\$ E30 CAN=[YR=1993] S8 E12 N8 W12\$ E18 N20 \$ S20 E24 N20\$.									

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