

AM AMELIA ISLAND HOTEL LLC
100 W WASHINGTON ST STE 300
GREENVILLE, SC 29601

00-00-31-1020-0019-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2	
VALUATION SUMMARY													
VALUATION BY										DIRECT CAP			
Tax Group: 2				Tax Dist:									
BUILDING MARKET VALUE										7,599,924			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										0			
TOTAL MARKET VALUE										7,599,924			
SOH/AGL Deduction										0			
ASSESSED VALUE										7,599,924			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										7,599,924			
TOTAL JUST VALUE										7,599,924			
NCON VALUE										0			
INCOME VALUE										7599924			
PREVIOUS YEAR MKT VALUE										7,478,761			
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
2025-0201				REPLACE 2 SINKS,				30,000				10/29/2025	
20220253				REPAIR/RRF				101,902				12/17/2021	
20173883				REPAIR/RRF				19,200				12/08/2017	
20112160				REPLACE TUB				2,010				12/05/2011	
20111550				OTHER				900				09/07/2011	
20111418				OTHER				5,385				08/18/2011	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
2735/1577		8/28/2024		SW		Q		I		01		8,950,000	
GRANTOR: DUNLOP HOSPITALITY IN													
GRANTEE: AM AMELIA ISLAND HO													
1900/1111		1/31/2014		SW		U		I		35		7,750,000	
GRANTOR: LODGING RESOURCES INC													
GRANTEE: DUNLOP HOSPITALITY													
BUILDING NOTES													
BUILDING DIMENSIONS													
FUS=[YR=2026;LABEL=3rd FLR;ORIG=-151,-67] E70 S52 W3 S4 W34 N4 W33 N52 \$													
FCP=[YR=2026;LABEL=1st FLR;ORIG=-151,0] E70 S23 W16 S5 W9 S7 E9 N3 E16 S23 W49 N3 W21 N22 E16 N9 W16 N21 \$													
FUS=[YR=1993;LABEL=4th FLR;ORIG=-70,-67] E29 S1 E3 N1 E7 S1 E3 N1 E28 S23 W16 S5 W9 S7 E9 N3 E16 S20 W3 S4 W24 N4 W5 S1 W7 N1 W5 S1 W7 N1 W5 S1 W7 N1 W7 N22 E16 N9 W16 N21 \$													
BAS=[YR=1993;LABEL=2nd FLR;ORIG=-46,0] W24 S21 E16 S9 W16 S22 E21 N3 N22 E8 S4 E2 S7 E9 S3 E2 S4 E8 S2 E11 N3 N12 W7 S3 W9 N7 E9 N5 W7 N8 E3 N7 W3 N3 W5 S3 W18 N8 \$													
CAN=[YR=1993;ORIG=0,0] W46 S8 E18 N3 E5 S3 E3 S7 W3 S8 E7 E16 S12 W5 S9 W4 S3 W11 N2 W8 S4 W9 W12 S3 S3 E49 N15 U5R5 N20													
LAND ALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR CONSRV	
659,040													
Common: 0													
PRINTED 07/09/2026 BY SYS													

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