

AMELIA HARBOR VIEW, LLC/HAMPTON INN DOWNTOWN
C/O PARK PLACE HOSPITALITY GRP, 136 CORPORATE PARK DR
MOORESVILLE, NC 28117



NASSAU COUNTY PROPERTY						PAGE 1 of 3		2	
VALUATION SUMMARY									
VALUATION BY								DIRECT_CAP	
Tax Group: 2		Tax Dist:							
BUILDING MARKET VALUE								15,194,290	
TOTAL MARKET OB/XF VALUE								0	
TOTAL LAND VALUE - MARKET								0	
TOTAL MARKET VALUE								18,088,440	
SOH/AGL Deduction								5,218,135	
ASSESSED VALUE								12,870,305	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								12,870,305	
TOTAL JUST VALUE								18,088,440	
NCON VALUE								0	
INCOME VALUE								18088440	
PREVIOUS YEAR MKT VALUE								16,232,196	
HAMPTON INN SUITES									
PERMIT NUM		DESCRIPTION				AMT		ISSUED	
2026-0011		REMOVE AND REPLAC				195,000		02/23/2026	
BLDC-2024-0		REPLASTER POOL +				73,009		01/18/2024	
20163095		ROOF				17,350		11/14/2016	
D0160437		CHANGEOUT AC SYST				2,800		02/18/2016	
20150197		FENCE				0		01/30/2015	
20130915		GAS				200		04/25/2013	
SALES DATA									
OFF RECORD Number		DATE		TYPE INST		Q / U V / I		RSN CD SALE PRICE	
0815/1055		12/04/1997		WD		U I		09 875,000	
GRANTOR: FERNANDINA MARKET GRO									
GRANTEE: MT REAL ESTATE VENT									
0579/0628		9/19/1989		QC		Q I		01 100	
GRANTOR: THE JOEL EMBRY CO									
GRANTEE: FERNANDINA MARKET G									
BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2000;LABEL=2ND FLR;ORIG=-180,1] W25 N3 W47 S35 E2 S12 E13 E12 N16 E8 S16 W8 W12 S25 E2 S38 W1 S27 E2 S8 E26 S5 S16 W8 N16 E8 N5 W26 S2 W50 S3 W5 N15 E7 N25 W1 N12 W5 N22 W51 S26 E6 E16 S9 W16 W7 S25 W4 S25 E4 S25 E6 S22 E25 S3 E25 N1 N4 E12 S4 E25 N4 E13 S4 E12 N3 E13 N7 N8 N7 E5 E15 E5 E4 N38 E2 N25 W2 N37 E2 N25 W2 N13 E2 N25 W2 N19 \$									
FUS=[YR=2000;LABEL=3RD FLR;ORIG=0,0] W25 N3 W47 S35 E2 S12 E13 E12 N16 E8 S16 W8 W12 S25 E2 S36 W1 S29 E2 S13 E18 E8 S16 W8 N16 W18 W12 S23 W25 N26 W13 S5 S6 W5 N6 N17 E7 N25 W1 N12 W5 N22 W51 S26 E6 E16 S9 W16 W7 S25 W4 S25 E4 S25 E6 S22 E25 S3 E25 N1 N4 E12 S4 E25 N4 E13 S4 E12 N3 E38 N22 E4 N38 E2 N25 W2 N37 E2 N25 W2 N13 E2 N25 W2 N19 \$									
LAND ALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL FRZ YR CONSRV	
640,625									
Common: 0									
PRINTED 07/09/2026 BY SYS									

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00-00-31-1800-0268-0060

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