

PT GOVT LOT 2 OF SEC 22-2N-28E
PT OR 107/103 BEING
ONLY PT LYING N OF BEACHWOOD

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

2026

01-6N-29-AICO-0001-0070



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY										PAGE 1 of 24				5									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	12	CEDAR 100				1101	04	11,559	111.7200	165.35	1,911,281	2001	2001	0	0	30	23.00	47.00	VALUATION BY										DIRECT_CAP													
Roof Structur	04	WOOD TRUSS 100				1 RETAILSTOR 0% - 0													Heated Area: 10812													HX Base Yr										
Roof Cover	11	SLATE 100																	Tax Group: 5													Tax Dist:										
Interior Wall	05	DRYWALL 90																	BUILDING MARKET VALUE													15,468,765										
Interior Wall	08	DECORATIVE 10																	TOTAL MARKET OB/XF VALUE													0										
Interior Floo	14	CARPET 50																	TOTAL LAND VALUE - MARKET													0										
Interior Floo	15	HARDTILE 50																	TOTAL MARKET VALUE													15,468,765										
Ceiling	01	FIN.SUSPD 100																	SOH/AGL Deduction													2,354,809										
Air Condition	03	CENTRAL 100																	ASSESSED VALUE													13,113,956										
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE													0										
Fixtures		53 100																	BASE TAXABLE VALUE													13,113,956										
Frame	05	STEEL 100																	TOTAL JUST VALUE													15,468,765										
Story Height		10 100																	NCON VALUE													0										
RMS		39 100																	INCOME VALUE													15468765										
Stories	1.	1. 100																	PREVIOUS YEAR MKT VALUE													11,921,778										
Units		0 100																																								
Occupancy	00	NONE 100																																								
Quality		03	Quality Level 03																																							
DOR CODE		1600	COMMUNITY SHOPPING																																							
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	10,049	100	2001	10,049	780,953																																					
CAN	2,107	30	2001	632	49,115																																					
SDA	763	110	2001	839	65,203																																					
UOP	197	20	2001	39	3,031																																					
TOTALS						13,116			11,559	898,302																																
EXTRA FEATURES						80 AMELIA VILLAGE CIR, FERNANDINA BEACH																																				
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	0	92,041.00	SF	2.00	2.00	100	2001	2001	3	50	92,041																										
2	0812	CONCRETE C	0	0	0	0	16,851.00	SF	4.00	4.00	100	2001	2001	3	77	51,901																										
3	0825	BRICK	0	0	0	0	2,590.00	SF	12.50	12.50	100	2001	2001	3	93	30,109																										
4	0400	CONC CURB	0	0	0	0	260.00	LF	15.00	15.00	100	2001	2001	3	83	3,237																										
5	0972	ST LGHT UN	0	0	0	0	33.00	UT	2,530.00	2,530.00	100	2001	2001	3	48	40,075																										
6	0383	FREEZER	0	0	8	6	48.00	SF	105.00	105.00	100	2001	2001	3	44	2,218																										
7	0381	COOLER	0	0	8	11	88.00	SF	82.50	82.50	100	2001	2001	3	44	3,194																										
8	0446	BOX FNC 6'	0	0	0	0	177.00	LF	20.00	20.00	100	2001	2001	3	20	708																										
9	0865	POOL SF	0	0	0	0	322.00	SF	80.00	80.00	100	2001	2001		65	16,744																										
10	1242	WD DECK A	0	0	0	0	961.00	SF	10.00	10.00	100	2001	2001	3	20	1,922																										
LAND DESCRIPTION						TOTAL OB/XF												242,149																								
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																		
1	001600	C	SH CTR COM	0	0003	PUD	0.00	0.00	807,150.00	SF		1.00	1.00	0.75	11.00	8.25	6,658,988																									

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

01-6N-29-AICO-0001-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur04CEDAR 100WOOD TRUSS 100

Roof Cover11SLATE 100

Interior Wall05DRYWALL 60

Interior Wall06CUST PANEL 40

Interior Floor12HARDWOOD 50

Interior Floor15HARDTILE 50

Ceiling02F.NOT SUS 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures4100

Frame Story HeightRMS02WOOD FRAME 1009 1003 100

Stories Units Occupancy2.002.1000 100NONE 100

Quality03Quality Level 03

DOR CODE1600COMMUNITY SHOPPING

MAP NUMMKT AREA10

NEIGHBORHOOD/LOC10002.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS650100200165051,437

CAN253020018633

CAN42302001131,029

CAN90302001272,137

CAN50730200115212,028

DCK201020012158

DCK251020012158

DCK551020016475

DCK147102001151,187

DCK200102001201,582

TOTALS2,2651,346106,514

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

DP

NORM

% COND

1101041,346113.7622168.37226,6262001200103023.0047.00

2 RETAILSTOR0% - 0Heated Area: 1064HX Base Yr

Diagram illustrating building layout and area calculations. Sub-areas include BAS 2001, CAN 2001, DCK 2001, FUS 2001, and others. Dimensions and area values are provided for each section.

NASSAU COUNTY PROPERTY

PAGE 2 of 24

VALUATION BYDIRECT_CAP

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE15,468,765

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE15,468,765

SOH/AGL Deduction2,354,809

ASSESSED VALUE13,113,956

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE13,113,956

TOTAL JUST VALUE15,468,765

NCON VALUE0

INCOME VALUE15468765

PREVIOUS YEAR MKT VALUE11,921,778

** This building has 14 Sub-Areas

BLD DATE12/13/2024

XF DATE07/01/2022

KWKKDG

LGL DATELAND DATE

05/08/2026DC

EXTRA FEATURES

80 AMELIA VILLAGE CIR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

110830FLAGSTONE0000357.00SF12.0012.00100200120013773,299

120300BOAT DCK W000897623.00SF40.0040.00100200120013276,728

130300BOAT DCK W00002,442.00SF40.0040.001002001200132726,374

140819CONC 12"0000149.00SF9.509.50100200120013771,090

151123CB 8"000064.00SF6.156.1510020012001377303

160444BOX FNC 4'000021.00LF6.506.501002001200132027

171126CB/STC 8"0000206.00SF8.008.00100200120013771,269

181129STONE 8"00048296.00SF15.7515.75100200120013931,406

190463FENCE GATE00002.00UT300.00300.0010020012001348288

200965SPRNK FIRE0000246.00UT240.00240.001002001200137745,461

TOTAL OB/XF86,245

LAND DESCRIPTION

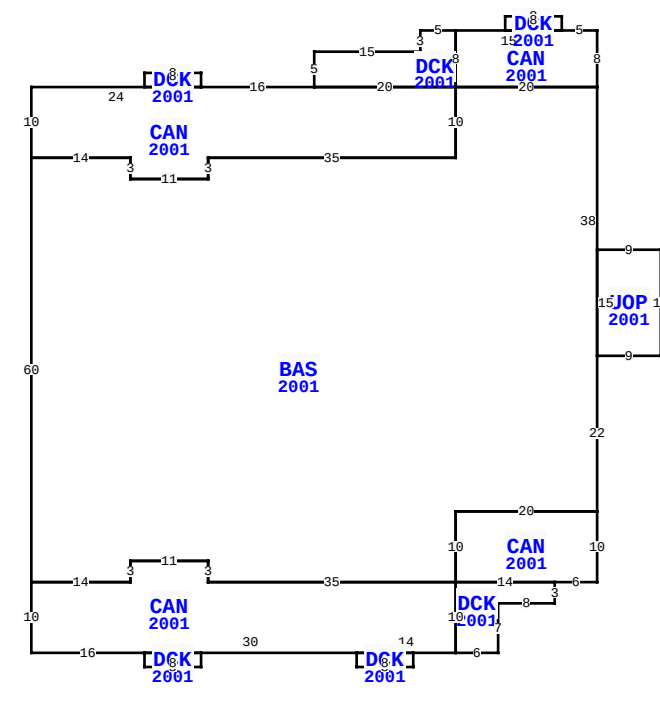
L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE12/13/2024BYKWTotal Acres: 18.53Total Land Value: 0Market: 0Agricultural: 0Common: 0PRINTED 07/09/2026 BY SYS

OMNI AMELIA ISLAND LLC/
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DALLAS, TX 75219

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		12	CEDAR 100		1101	04	5,277	105.5241	156.18	824,162	2001	2001		0	30	23.00	47.00	VALUATION BY		DIRECT_CAP																		
Roof Structur		04	WOOD TRUSS 100		3 RETAILSTOR 0% - 0													Heated Area: 4734 HX Base Yr																				
Roof Cover		11	SLATE 100															BUILDING MARKET VALUE													15,468,765							
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													0							
Interior Floo		12	HARDWOOD 70															TOTAL LAND VALUE - MARKET													0							
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE													15,468,765							
Ceiling		01	FIN.SUSPD 100															SOH/AGL Deduction													2,354,809							
Air Condition		03	CENTRAL 100															ASSESSED VALUE													13,113,956							
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE													0							
Fixtures		06	6 100															BASE TAXABLE VALUE													13,113,956							
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													15,468,765							
Story Height			10 100															NCON VALUE													0							
RMS			5 100		INCOME VALUE													15468765																				
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE													11,921,778																				
Units			0 100																																			
Occupancy		00	NONE 100																																			
Quality		04	Quality Level 04																																			
DOR CODE		1600COMMUNITY SHOPPING																																				
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	4,734	100	2001	4,734	347,497																																	
CAN	160	30	2001	48	3,524																																	
CAN	200	30	2001	60	4,404																																	
CAN	633	30	2001	190	13,947																																	
CAN	633	30	2001	190	13,947																																	
DCK	16	10	2001	2	147																																	
DCK	16	10	2001	2	147																																	
DCK	16	10	2001	2	147																																	
DCK	16	10	2001	2	147																																	
DCK	84	10	2001	8	587																																	
TOTALS	6,758			5,277	387,356																																	
EXTRA FEATURES					80 AMELIA VILLAGE CIR, FERNANDINA BEACH										BLD DATE		12/13/2024		KW	LGL DATE		05/08/2026		DC														
															XF DATE		07/01/2022		KK	LAND DATE																		
															INC DATE		05/22/2026		DG	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																						
21	0920	CWALL-WD/M	0	0	0	258.00	LF	390.00	390.00	100	2001	2001	3	20	20,124																							
22	0450	PREFAB FNC	0	0	0	331.00	LF	8.00	8.00	100	2001	2001	3	20	530																							
23	0095	A.T.M.	0	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	20	4,000																							
24	0830	FLAGSTONE	0	0	0	184.00	SF	12.00	12.00	100	2002	2002	3	79	1,744																							
25	0810	CONCRETE A	0	0	11	12	132.00	SF	6.50	6.50	100	2002	2002	3	79	678																						
26	0445	BOX FNC 5'	0	0	0	26.00	LF	8.10	8.10	100	2002	2002	3	20	42																							
27	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	100	2002	2002	3	79	246																						
28	0446	BOX FNC 6'	0	0	0	75.00	LF	20.00	20.00	100	2002	2002	3	20	300																							
29	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2002	2002	3	79	164																						
30	1242	WD DECK A	0	0	0	95.00	SF	10.00	10.00	100	2002	2002	3	20	190																							
LAND DESCRIPTION										TOTAL OB/XF										28,018																		
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														



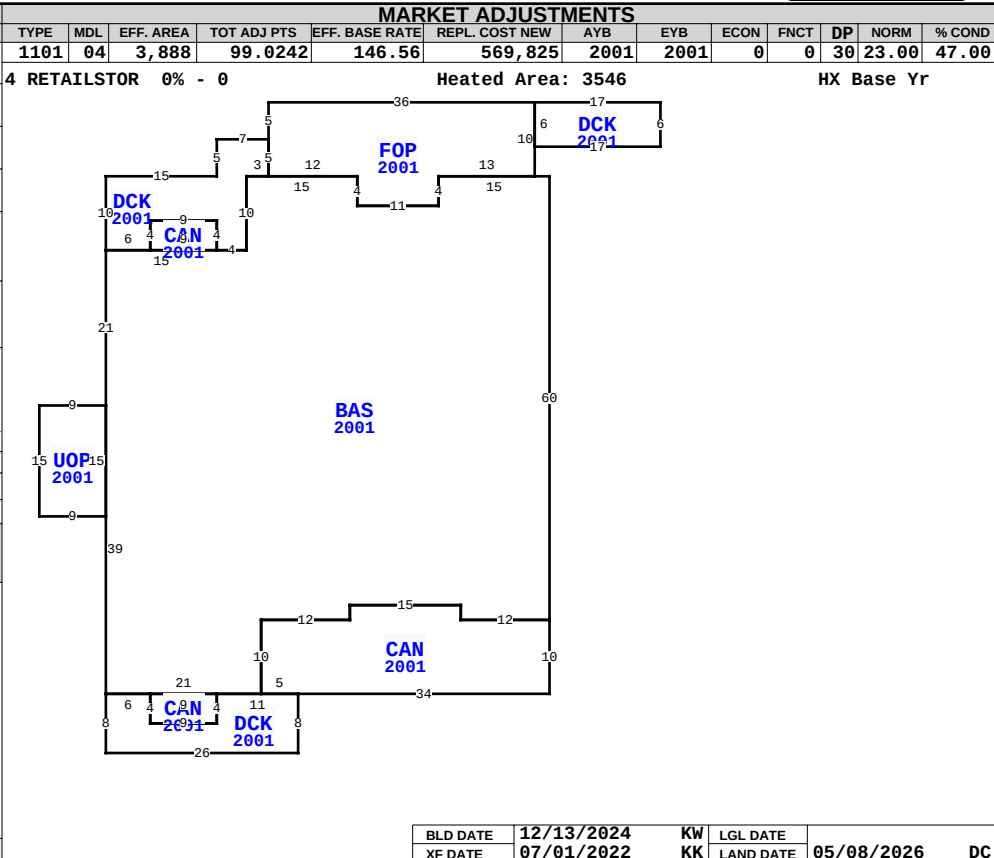
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING
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	3,546	100	2001	3,546	244,260
CAN	36	30	2001	11	758
CAN	36	30	2001	11	758
CAN	420	30	2001	126	8,679
CDK	102	10	2001	10	689
CDK	172	10	2001	17	1,171
CDK	189	10	2001	19	1,309
FOP	404	30	2001	121	8,335
UOP	135	20	2001	27	1,860
TOTALS	5,040			3,888	267,818

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50
32	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00
33	0819	CONC 12"	0	0	0	0	117.00	SF	9.50
34	0885	WATERSCAPE	0	0	0	0	1.00	UT	15,000.00
35	0381	COOLER	0	0	9	14	126.00	SF	82.50
36	0383	FREEZER	0	0	6	9	54.00	SF	105.00
37	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
38	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
39	0855	CONC PAVER	0	0	0	0	16,844.00	SF	10.00
40	0350	CARPORT WD	0	0	15	9	135.00	SF	13.00

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



BLD DATE	12/13/2024	KW	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	
INC DATE	05/22/2026	DG	AG DATE	
80 AMELIA VILLAGE CIR, FERNANDINA BEACH				05/08/2026 DC

TOTAL OB/XF									
181,058									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY									
PAGE 4 of 24 5									
VALUATION BY					VALUATION SUMMARY				
Tax Group: 5					DIRECT_CAP				
BUILDING MARKET VALUE					Tax Dist:				
TOTAL MARKET OB/XF VALUE					15,468,765				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					15,468,765				
SOH/AGL Deduction					2,354,809				
ASSESSED VALUE					13,113,956				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					13,113,956				
TOTAL JUST VALUE					15,468,765				
NCON VALUE					0				
INCOME VALUE					15468765				
PREVIOUS YEAR MKT VALUE					11,921,778				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1700/1322	9/17/2010	QC U	I	11		100			
GRANTOR: AMELIA ISLAND COMPANY									
GRANTEE: OMNI AMELIA ISLAND									
1700/1211	9/17/2010	WD U	I	11		100			
GRANTOR: AMELIA ISLAND COMPANY									
GRANTEE: OMNI AMELIA ISLAND									

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2001] W17 FOP=[YR=2001] W36 S5 DCK=[YR=2001] W7 S5 W15 S10 BAS=[YR=2001] S21 UOP=[YR=2001] W9 S15 E9 N15 \$ S39 DCK=[YR=2001] S8 E26 N8 CAN=[YR=2001] E34 N10 W12 N2 W15 S2 W12 S10 E5 \$ W11 CAN=[YR=2001] S4 W9 N4 E9 \$ S4 W9 N4 W6 \$ E21 N10 E12 N2 E15 S2 E12 N60 W15 S4 W11 N4 W15 S10 W4 CAN=[YR=2001] N4 W9 S4 E9 \$ W15 \$ E6 N4 E9 S4 E4 N10 E3 N5 \$ S5 E12 S4 E11 N4 E13 N10 \$ S6 E17 N6 \$.									

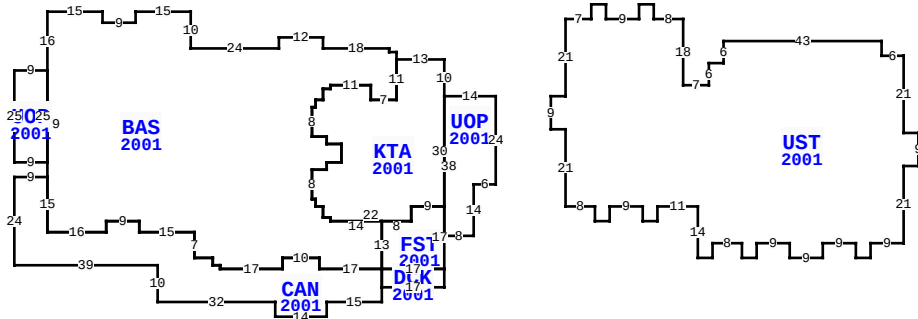
OMNI AMELIA ISLAND LLC/
4001 MAPLE AVENUE, SUITE 500
DALLAS, TX 75219

01-6N-29-AICO-0001-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION																				VALUATION SUMMARY												
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND										
Exterior Wall		12	CEDAR 100								1101	04	2,642	109.7668	162.45	429,193	2001	2001	0	0	30	23.00	47.00	VALUATION BY		DIRECT_CAP						
Roof Structure		04	WOOD TRUSS 100								5 RETAILSTOR 0% - 0 Heated Area: 2528 HX Base Yr														Tax Group: 5		Tax Dist:					
Roof Cover		11	SLATE 100																						BUILDING MARKET VALUE		15,468,765					
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		0					
Interior Floor		12	HARDWOOD 100																						TOTAL LAND VALUE - MARKET		0					
Ceiling		01	FIN.SUSPD 100																						TOTAL MARKET VALUE		15,468,765					
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		2,354,809					
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE		13,113,956					
Fixtures			5 100																						TOTAL EXEMPTION VALUE		0					
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE		13,113,956					
Story Height			10 100																						TOTAL JUST VALUE		15,468,765					
RMS			3 100																						NCON VALUE		0					
Stories		1.	1. 100																						INCOME VALUE		15468765					
Units			0 100																						PREVIOUS YEAR MKT VALUE		11,921,778					
Occupancy		00	NONE 100																													
Quality		04	Quality Level 04																													
DOR CODE		1600	COMMUNITY SHOPPING																													
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	2,528	100	2001	2,528	193,017																											
CAN	200	30	2001	60	4,581																											
DCK	352	10	2001	35	2,672																											
UOP	96	20	2001	19	1,451																											
TOTALS		3,176			2,642	201,721																										
EXTRA FEATURES					80 AMELIA VILLAGE CIR, FERNANDINA BEACH															BLD DATE		12/13/2024	KW	LGL DATE	05/08/2026 DC							
																				XF DATE		07/01/2022	KK	LAND DATE								
																				INC DATE		05/22/2026	DG	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																	
41	0350	CARPORT WD	0	0 15 9	135.00	SF	13.00	13.00	100	2012	2012	3	45	790																		
42	0855	CONC PAVER	0	0 0 0	1,445.00	SF	10.00	10.00	100	2012	2012	3	91	13,150																		
43	0400	CONC CURB	0	0 0 0	131.00	LF	15.00	15.00	100	2012	2012	3	94	1,847																		
44	0803	ASPHALT C	0	0 0 0	2,372.00	SF	2.00	2.00	100	2005	2005	3	52	2,467																		
45	0811	CONCRETE B	0	0 0 0	533.00	SF	5.20	5.20	100	2005	2005	3	83	2,300																		
46	0810	CONCRETE A	0	0 13 5	65.00	SF	6.50	6.50	100	2005	2005	3	83	351																		
47	0810	CONCRETE A	0	0 0 0	174.00	SF	6.50	6.50	100	2005	2005	3	83	939																		
48	0446	BOX FNC 6'	0	0 0 0	16.00	LF	20.00	20.00	100	2005	2005	3	21	67																		
49	0810	CONCRETE A	0	0 0 0	72.00	SF	6.50	6.50	100	2005	2005	3	83	388																		
50	0810	CONCRETE A	0	0 0 0	57.00	SF	6.50	6.50	100	2005	2005	3	83	308																		
LAND DESCRIPTION										TOTAL OB/XF										22,607												
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								

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		12	CEDAR 100		2101	04	8,877	112.5155	201.12	1,785,342	2001	2001	0	0	30	23.00	47.00	VALUATION BY		DIRECT_CAP									
Roof Structur		04	WOOD TRUSS 100		6 RSTARANT 1 0% - 0													Heated Area: 6107		HX Base Yr									
Roof Cover		11	SLATE 100															BUILDING MARKET VALUE		15,468,765									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		0									
Interior Floo		03	CONC FINSH 80															TOTAL LAND VALUE - MARKET		0									
Interior Floo		11	CLAY TILE 20															TOTAL MARKET VALUE		15,468,765									
Ceiling		02	F.NOT SUS 100															SOH/AGL Deduction		2,354,809									
Air Condition		03	CENTRAL 100															ASSESSED VALUE		13,113,956									
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		0									
Fixtures		11	100															BASE TAXABLE VALUE		13,113,956									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		15,468,765									
Story Height			14 100															NCON VALUE		0									
RMS			4 100		INCOME VALUE		15468765																						
Stories		2.	2. 100		PREVIOUS YEAR MKT VALUE		11,921,778																						
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		1600	COMMUNITY SHOPPING																										
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	4,836	100	2001	4,836	457,130																								
CAN	1,265	30	2001	380	35,920																								
DCK	85	10	2001	8	756																								
FST	257	50	2001	128	12,099																								
KTA	1,271	110	2001	1,398	132,148																								
UOP	225	20	2001	45	4,254																								
UOP	448	20	2001	90	8,507																								
UST	4,980	40	2001	1,992	188,297																								
TOTALS		13,367		8,877	839,111																								
EXTRA FEATURES					80 AMELIA VILLAGE CIR, FERNANDINA BEACH										BLD DATE 12/13/2024 KF DATE 07/01/2022 INC DATE 05/22/2026		KW KK DG		LGL DATE LAND DATE AG DATE		05/08/2026 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														
51	0810	CONCRETE A	0	0 15 5	75.00	SF	6.50	6.50	100	2005	2005	3	83	405															
52	6001	ROLLUP DR	0	0 0 0	1.00	UT	400.00	400.00	100	2005	2005	3	21	84															
53	0978	SECURTY LT	0	0 0 0	2.00	UT	450.00	450.00	100	2005	2005	3	61	549															
54	0803	ASPHALT C	0	0 0 0	12,036.00	SF	2.00	2.00	100	1990	1990	3	50	12,036															
55	0972	ST LGHT UN	0	0 0 0	4.00	UT	2,530.00	2,530.00	100	1990	1990	3	26	2,631															
56	0803	ASPHALT C	0	0 0 0	1,883.00	SF	2.00	2.00	100	1990	1990	3	50	1,883															
57	0802	ASPHALT B	0	0 0 0	624.00	SF	2.40	2.40	100	1990	1990	3	50	749															
58	0855	CONC PAVER	0	0 0 0	5,269.00	SF	10.00	10.00	100	2013	2013	3	92	48,475															
59	1126	CB/STC 8"	0	0 0 0	424.00	SF	8.00	8.00	100	2013	2013	3	92	3,121															
60	0812	CONCRETE C	0	0 0 0	2,533.00	SF	4.00	4.00	100	2013	2013	3	92	9,321															
LAND DESCRIPTION					TOTAL OB/XF										79,254														
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					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 7 of 24																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND																									
Exterior Wall	12	CEDAR 100								1101	04	2,648	100.6377	148.94	394,393	2001	2001		0	0	30	23.00	47.00	VALUATION BY																							
Roof Structure	04	WOOD TRUSS 100								7 RETAILSTOR 0% - 0														Heated Area: 2356								HX Base Yr								DIRECT_CAP							
Roof Cover	11	SLATE 100																																													

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		12	CEDAR 100			1101	04	1,979	95.4608	141.28	279,593	2001	2001	0	30	23.00	30.00	VALUATION BY					DIRECT_CAP															
Roof Structur		04	WOOD TRUSS 100			8 RETAILSTOR 0% - 0													Heated Area: 1822					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		11	SLATE 100																																			

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		12	CEDAR 100		2101	04	8,080	122.5942	219.14	1,770,651	2002	2002		0	30	21.00	49.00	VALUATION BY					DIRECT_CAP														
Roof Structur		04	WOOD TRUSS 100		12 RSTARANT 1 0% - 0													Heated Area: 6801					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		11	SLATE 100																				15,468,765														
Interior Wall		06	CUST PANEL 80																				0														
Interior Wall		05	DRYWALL 20																				0														
Interior Floo		14	CARPET 70																				15,468,765														
Interior Floo		15	HARDTILE 30																				2,354,809														
Ceiling		01	FIN.SUSPD 100																				13,113,956														
Air Condition		03	CENTRAL 100																				0														
Heating Type		04	AIR DUCTED 100																				13,113,956														
Fixtures		28	100																				15,468,765														
Frame		01	TYP WD 100																				0														
Story Height		10	100																				15468765														
RMS		6	100																				11,921,778														
Stories		1.	1. 100																																		
Units		0	100																																		
Occupancy		00	NONE 100																																		
Quality		04	Quality Level 04																																		
DOR CODE		1600	COMMUNITY SHOPPING																																		
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		210	100	2002	210	22,549																															
BAS		4,859	100	2002	4,859	521,752																															
CAN		40	30	2002	12	1,289																															
CAN		610	30	2002	183	19,650																															
CAN		1,275	30	2002	382	41,018																															
DCK		62	10	2002	6	644																															
DCK		168	10	2002	17	1,825																															
DCK		949	10	2002	95	10,201																															
FST		50	50	2002	25	2,685																															
FST		180	50	2002	90	9,664																															
TOTALS		10,297			8,080	867,619																															
EXTRA FEATURES						20 AMELIA VILLAGE CIR, FERNANDINA BEACH																															
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		0803	ASPHALT C	0	0	0	0	2,879.00	SF	2.00	2.00	100	1974	1974	3	50	2,879																				
12		0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1974	1974	3	30.6	31																				
13		0802	ASPHALT B	0	0	7	5	35.00	SF	2.40	2.40	100	1990	1990	3	50	42																				
14		0803	ASPHALT C	0	0	0	0	1,777.00	SF	2.00	2.00	100	1993	1993	3	50	1,777																				
15		1126	CB/STC 8"	0	0	0	0	308.00	SF	8.00	8.00	100	1974	1974	3	23	567																				
16		1242	WD DECK A	0	0	0	0	307.00	SF	10.00	10.00	100	1997	1997	3	20	614																				
17		0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	1997	1997	3	20	100																				
18		0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1997	1997	3	20	840																				
19		0811	CONCRETE B	0	0	0	0	732.00	SF	5.20	5.20	100	2010	2010	3	89	3,388																				
20		0855	CONC PAVR	0	0	18	5	90.00	SF	10.00	10.00	100	2000	2000	3	75	675																				
LAND DESCRIPTION		TOTAL OB/XF																10,913																			
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												

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