

PT GOVT LOTS 2 & 3 OF
SEC 22-2N-28E IN OR 1700/1211
BEING PAR 2.4A OF EXHIBIT "A"

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

2026

01-6N-29-AICO-0001-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	10002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,440	100
DCK	9	10
DCK	159	10
FOP	24	30
FOP	360	30
FOP	400	30
UOP	88	20
TOTALS	3,480	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1701	04	2,710	88.0152	131.36	355,986	2001	2001	0	0	10	23.00	67.00	
1 OFFICE 0% - 0 Heated Area: 2440 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	2,440	100	2001	2,440	214,747								
DCK	9	10	2001	1	88								
DCK	159	10	2001	16	1,408								
FOP	24	30	2001	7	616								
FOP	360	30	2001	108	9,505								
FOP	400	30	2001	120	10,561								
UOP	88	20	2001	18	1,584								
TOTALS	3,480			2,710	238,511								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			238,511
TOTAL MARKET OB/XF VALUE			53,844
TOTAL LAND VALUE - MARKET			490,500
TOTAL MARKET VALUE			782,855
SOH/AGL Deduction			0
ASSESSED VALUE			782,855
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			782,855
TOTAL JUST VALUE			782,855
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			775,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428461	ADDITION	0	03/01/2014
B1328141	REPAIR/RRF	0	12/01/2013
E1326919	REMODEL - SPRINT	0	11/01/2013
E25031	ELEC OTHER	0	05/01/2012

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

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	760.00	SF	5.20	5.20	100	2001	2001	3
2	0811	CONCRETE B	0	0	0	821.00	SF	5.20	5.20	100	2001	2001	3
3	0803	ASPHALT C	0	0	0	39,259.00	SF	2.00	2.00	100	1980	1980	3
4	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3
5	0446	BOX FNC 6'	0	0	0	32.00	LF	20.00	20.00	100	2000	2000	3
6	0972	ST LGHT UN	0	0	0	4.00	UT	2,530.00	2,530.00	100	1990	1990	3
7	0446	BOX FNC 6'	0	0	0	24.00	LF	20.00	20.00	100	2010	2010	3
8	0812	CONCRETE C	0	0	217	5	1,085.00	SF	4.00	100	1995	1995	3
9	1242	WD DECK A	0	0	59	4	236.00	SF	10.00	100	2000	2000	3
10	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	100	2000	2000	3

BUILDING NOTES													
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BUILDING DIMENSIONS													
DCK=[YR=2001] W1 FOP=[YR=2001] N1 W40 S10 BAS=[YR=2001] S61 DCK=[YR=2001] W7 S17 E16 N6 W11 N7 E2 N4 \$ FOP=[YR=2001] S9 E16 FOP=[YR=2001] S3 E8 N3 W8 \$ E24 N9 W40 \$ E40 N37 UOP=[YR=2001] E8 N11 W8 S11 \$ N24 W40 \$ E40 N9 \$ S9 E1 N9 \$.													

LAND DESCRIPTION													
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
1	001700	C	1STORY OFF	0	0003	PUD	0.00	0.00	3.27	AC		1.00	1.00
TOTAL OB/XF 52,674													
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
150,000.00	150,000.00	490,500											

[illegible]