

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

01-6N-29-AICO-0004-0000

REVIEW DATE 02/12/2026 BY KWA Total Acres: 16.51 Total Land Value: 18,575,064 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 6 of 9																																																	
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY	DIRECT_CAP																																																					
Exterior Wall	17	4803	06	1,395	100.9663	47.96	66,904	1980	2010	0	0	10	14.00	76.00	Tax Group: 5	Tax Dist:																																																					
Roof Structur	10	6 STOR WAREH 0% - 0										Heated Area: 1395					HX Base Yr					BUILDING MARKET VALUE					74,300,258																																										
Roof Cover	07																					TOTAL MARKET OB/XF VALUE					0																																										
Interior Wall	01																					TOTAL LAND VALUE - MARKET					0																																										
Interior Floo	03																					TOTAL MARKET VALUE					92,875,322																																										
Ceiling	04																					SOH/AGL Deduction					59,820																																										
Air Condition	01																					ASSESSED VALUE					92,815,502																																										
Heating Type	01																					TOTAL EXEMPTION VALUE					0																																										
Plumbing																						BASE TAXABLE VALUE					92,815,502																																										
Frame	03																					TOTAL JUST VALUE					92,875,322																																										
Story Height																						NCON VALUE					67,067																																										
RMS																						INCOME VALUE					92875322																																										
Stories	1.																					PREVIOUS YEAR MKT VALUE					89,773,888																																										
Class	00																																																																				
Units																																																																					
BUD8 Adjustme	05																																																																				
Occupancy	00																																																																				
Quality	03	Quality Level 03																																																																			
DOR CODE	3900	HOTELS AND MOTELS																																																																			
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	1,395	100	1993	1,395	50,847																																																																
TOTALS	1,395			1,395	50,847																																																																
EXTRA FEATURES										31 BEACH LAGOON RD, FERNANDINA BEACH										BLD DATE 04/06/2021										KK										LGL DATE										04/06/2021										KK									
																				XF DATE 04/06/2021										KK										LAND DATE																													
																				INC DATE 05/15/2026										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																																																				
51	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2013	2013	3	100	300																																																					
52	0812	CONCRETE C	2	0	0	0	15,687.00	SF	4.00	4.00	100	2013	2013	3	92	57,728																																																					
53	0835	QUARY TILE	2	0	16	13	208.00	SF	10.00	10.00	100	2013	2013	3	92	1,914																																																					
54	1075	TRELLIS G	0	0	0	0	2,431.00	SF	35.00	35.00	100	2013	2013	3	64	54,454																																																					
55	0415	BEACHWALK	0	0	0	0	760.00	SF	5.75	5.75	100	2013	2013	3	50	2,185																																																					
56	0400	CONC CURB	0	0	0	0	299.00	LF	15.00	15.00	100	2013	2013	3	94	4,216																																																					
57	1126	CB/STC 8"	0	0	0	0	9,524.00	SF	8.00	8.00	100	2013	2013	3	92	70,097																																																					
58	1132	REINFR 12	0	0	0	0	1,057.00	SF	7.40	7.40	100	2013	2013	3	98	7,665																																																					
59	0462	ST/AL FNC	0	0	0	0	112.00	SF	10.00	10.00	100	2013	2013	3	64	717																																																					
60	0462	ST/AL FNC	0	0	0	0	2,585.00	SF	10.00	10.00	100	2013	2013	3	64	16,544																																																					
LAND DESCRIPTION										TOTAL OB/XF										215,820																																																	
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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