PT FRAC SEC 20-2N-28E PAR 5 &
PT OF PAR'S 3 & 3-1 OF
COURTSIDE VILLAGE CONDO PH 3

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

2026

01-6N-29-AICO-0005-0000

BUILDING CHARACTERISTICS

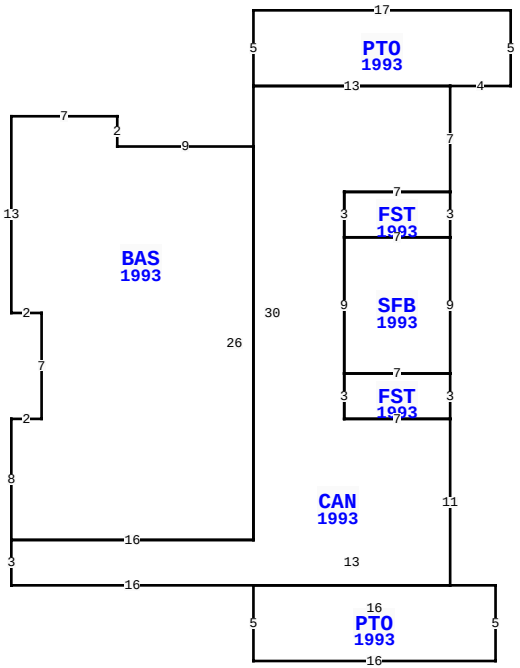
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	416	100	1993	416	12,779
CAN	372	30	1993	112	3,440
FST	21	50	1993	10	307
FST	21	50	1993	10	307
PTO	80	5	1993	4	123
PTO	85	5	1993	4	123
SFB	63	80	1993	50	1,536
TOTALS	1,058			606	18,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	606	102.9105	153.59	93,076	1973	1973	0	0	0	80.00	20.00

1 OFFICE 0% - 0 Heated Area: 466 HX Base Yr



BLD DATE	09/14/2022	KK	LGL DATE	
XF DATE			LAND DATE	05/18/2026 HS
INC DATE	05/18/2026	DC	AG DATE	

102 RACQUET PARK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 6 5

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,241,105
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,241,105
SOH/AGL Deduction	1,593,486
ASSESSED VALUE	6,647,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,647,619
TOTAL JUST VALUE	8,241,105
NCON VALUE	0
INCOME VALUE	8241105
PREVIOUS YEAR MKT VALUE	6,043,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009970	SHED	6,527	06/29/2022
B1429169	110 RACQUET PARK	300	08/01/2014
E1428092	110 RACQUET PARK	0	08/01/2014
B1326841	VERANDAH	30,000	02/01/2013
E1325823	VERANDAH ELEC REM	0	02/01/2013
P1316365	VERANDAH PLUMBING	0	02/01/2013

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						
0129/0227	8/10/2972	WD	U	V	16	12,000
GRANTOR: MITCHELL FRANZ & MART						
GRANTEE: AMELIA ISLAND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N2 W7 S13 E2 S7 W2 S8 CAN=[YR=1993] S3 E16 PTO=[YR=1993] S5 E16 N5 W16$ E13 N11 FST=[YR=1993] N3 W7 S3 E7$ W7 N3 SFB=[YR=1993] E7 N9 W7 S9$ N9 FST=[YR=1993] E7 N3 W7 S3$ N3 E7 N7 PTO=[YR=1993] E4 N5 W17 S5 E13$ W13 S30 W16$ E16 N26$.

EXTRA FEATURES

LN	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	0991	TENNIS CRT	0	0	0	0	22.00	UT	18,000.00	18,000.00	100	1980	1980	3	28	110,880	
2	0803	ASPHALT C	0	0	0	0	128,963.00	SF	2.00	2.00	100	1986	1986	3	50	128,963	
3	0850	PEBBLE WLK	0	0	0	0	7,085.00	SF	3.50	3.50	100	1974	1974	3	23	5,703	
4	0812	CONCRETE C	0	0	0	0	6,566.00	SF	4.00	4.00	100	1986	1986	3	44	11,556	
5	0965	SPRNK FIRE	0	0	0	0	288.00	UT	240.00	240.00	100	1986	1986	3	60	41,472	
6	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	1986	1986	3	22	5,009	
7	0990	TENNIS CRT	0	0	0	0	1.00	UT	40,000.00	40,000.00	27	1975	1975	3	27	10,800	
8	0381	COOLER	0	0	0	0	220.00	SF	82.50	82.50	100	1986	1986	3	20	3,630	
9	0383	FREEZER	0	0	0	0	153.00	SF	105.00	105.00	100	1986	1986	3	20	3,213	
10	0840	MARBLE	0	0	0	0	850.00	SF	40.00	40.00	100	1986	1986	3	80	27,200	

TOTAL OB/XF 348,426

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001050	C	COMM RESRT	0	0006	PUD	0.00	0.00	17.26	AC		1.00	1.00	1.00	150,000.00	150,000.00	2,589,000							
2	001050	C	COMM RESRT	0	0006	PUD	0.00	0.00	2.89	AC		1.00	1.00	1.00	150,000.00	150,000.00	433,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT FRAC SEC 20-2N-28E PAR 5 &
PT OF PAR'S 3 & 3-1 OF
COURTSIDE VILLAGE CONDO PH 3

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

2026

01-6N-29-AICO-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		38 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

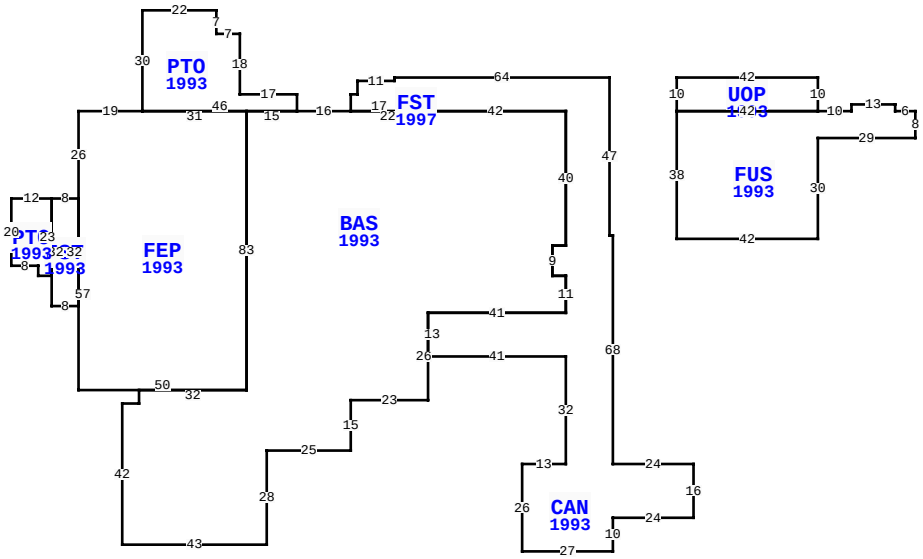
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,383	100	1993	9,383	727,417
CAN	3,812	30	1993	1,144	88,689
FEP	4,150	80	1993	3,320	257,383
FST	256	50	1993	128	9,923
FST	25	50	1997	12	931
FUS	1,854	100	1993	1,854	143,732
PTO	252	5	1993	13	1,008
PTO	906	5	1993	45	3,489
UOP	420	20	1993	84	6,512
TOTALS	21,058			15,983	1,239,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3403	04	15,983	119.0423	155.05	2,478,164	1974	1974	0	0	0	50.00	50.00

2 GYMNASIUM 0% - 0 Heated Area: 14557 HX Base Yr



BLD DATE	09/14/2022	KK	LGL DATE
XF DATE			LAND DATE 05/18/2026 HS
INC DATE	05/18/2026	DC	AG DATE

102 RACQUET PARK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 6 5

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,241,105
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,241,105
SOH/AGL Deduction	1,593,486
ASSESSED VALUE	6,647,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,647,619
TOTAL JUST VALUE	8,241,105
NCON VALUE	0
INCOME VALUE	8241105
PREVIOUS YEAR MKT VALUE	6,043,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213215	REPAIR/RRF	76,500	11/01/2012
M16010	H/AC	80,000	03/01/2011
B24347	REMODEL	2,000	02/01/2011
E017917	CHNGE SRVC	0	04/01/2001
B9906153	REMODEL	131,000	06/01/1999
E973464	NEW CONSTR	25,000	01/01/1997

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						
0129/0227	8/10/1972	WD	U	V	16	12,000
GRANTOR: MITCHELL FRANZ & MART						
GRANTEE: AMELIA ISLAND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W64 S1 W11 S4 W2 S5 BAS=[YR=1993] W16 PTO=[YR=1993] N5 W17 N18 W7 N7 W22 S30 FEP=[YR=1993] W19 S26 FST=[YR=1993] W8 PTO=[YR=1993] W12 S20 E8 S3 E4 N23$ S32 E8 N32$ S57 E50 N83 W31$ E46$ W15 S83 W32 S4 W5 S42 E43 N28 E25 N15 E23 N26 E41 N11 W4 N9 E4 N40 W42 FST=[YR=1997] N5 W5 S5 E5$ W22$ E17 N5 E5 S5 E42 S40 W4 S9 E4 S11 W41 S13 E41 S32 W13 S26 E27 N10 E24 N16 W24 N68 W1 N47$ PTR=E20 UOP=[YR=1993] E42 S10 FUS=[YR=1993] E10 N2 E13 S2 E6 S8 W29 S30 W42 N38 E42$ W42 N10$ W20$.

EXTRA FEATURES

LN	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	7080	SOUND SYS	0	0	0	0	4.00	UT	1,000.00	1,000.00	60	1986	1986	3	60	2,400	
12	1125	CB/STC 6"	0	0	0	0	1,978.00	SF	7.35	7.35	100	1986	1986	3	44	6,397	
13	0995	RCQTBL CT	0	0	0	0	2.00	UT	40,000.00	40,000.00	98	1986	1986	3	98	78,400	
14	0865	POOL SF	0	0	0	0	1,680.00	SF	80.00	80.00	100	1986	1986		65	87,360	
15	0878	SPA	0	0	0	0	3.00	UT	8,000.00	8,000.00	100	1986	1986	3	20	4,800	
16	0874	SAUNA/STM	0	0	0	0	2.00	UT	150.00	150.00	100	1986	1986	3	20	60	
17	1135	GLASS BLK	0	0	0	0	392.00	SF	25.00	25.00	100	1986	1986	3	100	9,800	
18	0965	SPRNK FIRE	0	0	0	0	140.00	UT	240.00	240.00	100	1986	1986	3	60	20,160	
19	0812	CONCRETE C	0	0	214	66	14,124.00	SF	4.00	4.00	100	1989	1989	3	52	29,378	
20	0803	ASPHALT C	0	0	0	0	3,204.00	SF	2.00	2.00	100	1988	1988	3	50	3,204	

TOTAL OB/XF 241,959

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT FRAC SEC 20-2N-28E PAR 5 &
PT OF PAR'S 3 & 3-1 OF
COURTSIDE VILLAGE CONDO PH 3

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

2026

01-6N-29-AICO-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

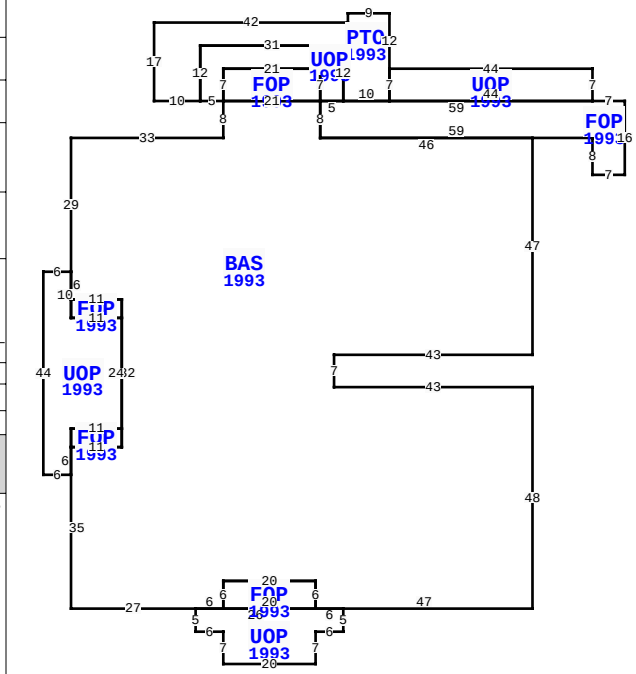
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	9,595	100	1993	9,595	476,644
FOP	44	30	1993	13	646
FOP	44	30	1993	13	646
FOP	120	30	1993	36	1,788
FOP	147	30	1993	44	2,186
FOP	584	30	1993	175	8,693
PTO	513	5	1993	26	1,292
UOP	225	20	1993	45	2,235
UOP	300	20	1993	60	2,981
UOP	308	20	1993	62	3,080
TOTALS	12,408			10,175	505,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	10,175	102.4100	152.85	1,555,249	1974	1982	0	0	0	67.50	32.50

3 OFFICE 0% - 0 Heated Area: 9595 HX Base Yr



** This building has 11 Sub-Areas

102 RACQUET PARK DR, FERNANDINA BEACH

BLD DATE	09/14/2022	KK	LGL DATE		
XF DATE			LAND DATE	05/18/2026	HS
INC DATE	05/18/2026	DC	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,241,105
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,241,105
SOH/AGL Deduction	1,593,486
ASSESSED VALUE	6,647,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,647,619
TOTAL JUST VALUE	8,241,105
NCON VALUE	0
INCOME VALUE	8241105
PREVIOUS YEAR MKT VALUE	6,043,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603542	NEW CONSTR	280,000	12/01/1996
M962038	H/AC	0	12/01/1996
B9603435	REMODEL	761,000	11/01/1996
E963207	CHNGE SRVC	80,000	11/01/1996
M961983	H/AC	0	11/01/1996
P961786	REMODEL	5,000	11/01/1996

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						
0129/0227	8/10/2972	WD	U	V	16	12,000
GRANTOR: MITCHELL FRANZ & MART						
GRANTEE: AMELIA ISLAND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 UOP=[YR=1993] N7 W44 PTO=[YR=1993] N12 W9 S2 W42 S17 E10 UOP=[YR=1993] N12 E31 S12 W5 FOP=[YR=1993] W21 N7 E21 S7 $ N7W21 S7 W5 $ N12 E31 S12 E10 N7$ S7 E44 $ W59 BAS=[YR=1993] W21 S8 W33 S29 UOP=[YR=1993] W6 S44 E6 N6 FOP=[YR=1993] E11N4 W11 S4 $ N4 E11 N24 FOP=[YR=1993] N4W11 S4 E11 $ W11 N10 $ S6 E11 S32 W11 S35 E27 UOP=[YR=1993] S5 E6 S7 E20 N7 E6 N5 W6 FOP=[YR=1993] N6 W20 S6 E20 $ W26 $ E6 N6 E20 S6 E47 N48 W43 N7 E43 N47 W46 N8 $ S8 E59 S8 E7 N16 $.

EXTRA FEATURES

LN	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	1075	TRELLIS G	0	0	24	5	120.00	SF	35.00	35.00	100	1994	1994	3	20	840	
22	1075	TRELLIS G	0	0	39	5	195.00	SF	35.00	35.00	100	1994	1994	3	20	1,365	
23	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	1996	1996	3	40	832	
24	0850	PEBBLE WLK	0	0	0	0	2,152.00	SF	3.50	3.50	100	1997	1997	3	70	5,272	
25	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	100	1997	1997	3	70	2,592	
26	1075	TRELLIS G	0	0	49	9	441.00	SF	35.00	35.00	100	1990	1990	3	20	3,087	
27	0965	SPRNK FIRE	0	0	0	0	40.00	UT	240.00	240.00	100	1997	1997	3	70	6,720	
28	0648	LIGHTS-AV	0	0	0	0	12.00	UT	140.00	140.00	100	1990	1990	3	20	336	
29	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1990	1990	3	26	234	
30	1242	WD DECK A	0	0	0	0	1,219.00	SF	10.00	10.00	100	1990	1990	3	20	2,438	

TOTAL OB/XF 23,716

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT FRAC SEC 20-2N-28E PAR 5 &
PT OF PAR'S 3 & 3-1 OF
COURTSIDE VILLAGE CONDO PH 3

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

2026

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BUILDING CHARACTERISTICS

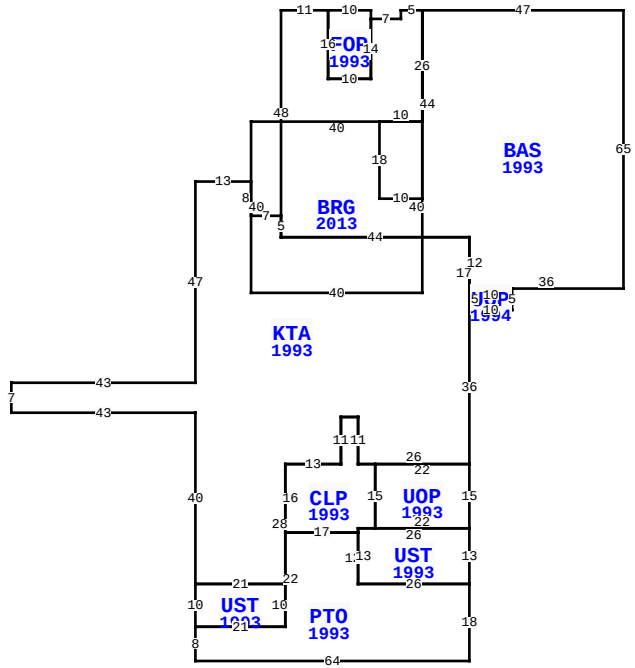
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	06	Quality Level 06
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	4,318	100	1993	4,318	537,302
BRG	1,600	125	2013	2,000	248,866
CLP	376	30	1993	113	14,061
FOP	160	30	1993	48	5,973
KTA	4,441	110	1993	4,885	607,856
PTO	1,146	5	1993	57	7,093
UOP	330	20	1993	66	8,213
UOP	50	20	1994	10	1,244
UST	210	40	1993	84	10,452
UST	338	40	1993	135	16,798
TOTALS	12,969			11,716	1,457,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	11,716	140.6300	251.38	2,945,168	1974	1988	0	0	0	50.50	49.50

4 RSTARANT 1 0% - 0 Heated Area: 10359 HX Base Yr



102 RACQUET PARK DR, FERNANDINA BEACH

BLD DATE	09/14/2022	KK	LGL DATE		
XF DATE			LAND DATE	05/18/2026	HS
INC DATE	05/18/2026	DC	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 4 of 6 5

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,241,105
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,241,105
SOH/AGL Deduction	1,593,486
ASSESSED VALUE	6,647,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,647,619
TOTAL JUST VALUE	8,241,105
NCON VALUE	0
INCOME VALUE	8241105
PREVIOUS YEAR MKT VALUE	6,043,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603006	DEMOLITION	0	06/01/1996
B940859	REMODEL	2,050	03/01/1994
B9400698	ADDITION	72,785	01/01/1994
5440	XFOB	18,920	01/17/1989
B863274	N/A	28,000	04/01/1986

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						
0129/0227	8/10/1972	WD	U	V	16	12,000
GRANTOR: MITCHELL FRANZ & MART						
GRANTEE: AMELIA ISLAND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

BRG=[YR=2013] W40 S40 E40 N40$ BAS=[YR=1993] N26 W5 S2 W7
FOP=[YR=1993] N2 W10 S16 E10 N14$ S14 W10 N16 W11 S48
KTA=[YR=1993] W7 N8 W13 S47 W43 S7 E43 S40 UST=[YR=1993] S10
PTO=[YR=1993] S8 E64 N18 UST=[YR=1993] N13 UOP=[YR=1993]
N15 W22 CLP=[YR=1993] W4 N11 W4 S11 W13 S16 E17 N1 E4 N15$
S15 E22$ W26 S13 E26$ W26 N12 W17 S22 W21$ E21 N10 W21$ E21
N28 E13 N11 E4 S11 E26 N36 UOP=[YR=1994] E10 N5 W10 S5 $ N17
W44 N5$ S5 E44 S12 E36 N65 W47 S44 W10 N18 E10$.

EXTRA FEATURES

LN	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
31	0855	CONC PAVER	0	0	0	0	1,615.00	SF	10.00	10.00	100	1990	1990	3	54.5	8,802	
32	2520	FIELD LGHT	0	0	0	0	4.00	UT	22,500.00	22,500.00	100	2000	2000	3	20	18,000	
33	1242	WD DECK A	0	0	0	0	40.00	SF	10.00	10.00	100	2005	2005	3	21	84	
34	2520	FIELD LGHT	0	0	0	0	4.00	UT	22,500.00	22,500.00	100	2000	2000	3	20	18,000	
35	0446	BOX FNC 6'	0	0	0	0	57.00	LF	20.00	20.00	100	2006	2006	3	22	251	
36	0802	ASPHALT B	0	0	48	20	960.00	SF	2.40	2.40	100	2005	2005	3	52	1,198	
37	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	2005	2005	3	83	1,295	
38	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1995	1995	3	66	429	
39	0810	CONCRETE A	0	0	37	10	370.00	SF	6.50	6.50	100	1995	1995	3	66	1,587	
40	0803	ASPHALT C	0	0	0	0	2,657.00	SF	2.00	2.00	100	1995	1995	3	50	2,657	

TOTAL OB/XF 52,303

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT FRAC SEC 20-2N-28E PAR 5 &
PT OF PAR'S 3 & 3-1 OF
COURTSIDE VILLAGE CONDO PH 3

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

2026

01-6N-29-AICO-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

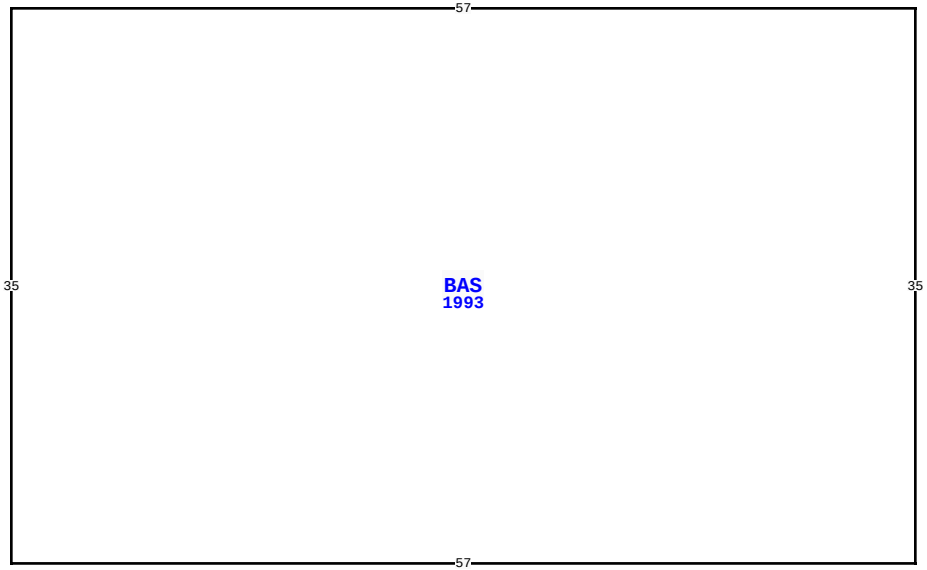
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,995	100	1993	1,995	5,766
TOTALS	1,995			1,995	5,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	1,995	21.4200	5.78	11,531	1986	1986	0	0	0	50.00	50.00

5 BARNS 0% - 0 Heated Area: 1995 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,241,105
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,241,105
SOH/AGL Deduction	1,593,486
ASSESSED VALUE	6,647,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,647,619
TOTAL JUST VALUE	8,241,105
NCON VALUE	0
INCOME VALUE	8241105
PREVIOUS YEAR MKT VALUE	6,043,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0129/0227	8/10/1972	WD	U	V	16	12,000
GRANTOR: MITCHELL FRANZ & MART						
GRANTEE: AMELIA ISLAND COMPA						

BLD DATE	09/14/2022	KK	LGL DATE	
XF DATE			LAND DATE	05/18/2026 HS
INC DATE	05/18/2026	DC	AG DATE	

102 RACQUET PARK DR, FERNANDINA BEACH

BUILDING NOTES

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	100	2022	2022	3	90	5,832	

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S35 E57 N35$.

LAND DESCRIPTION

TOTAL OB/XF 5,832

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT FRAC SEC 20-2N-28E PAR 5 &
PT OF PAR'S 3 & 3-1 OF
COURTSIDE VILLAGE CONDO PH 3

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

2026

01-6N-29-AICO-0005-0000

BUILDING CHARACTERISTICS

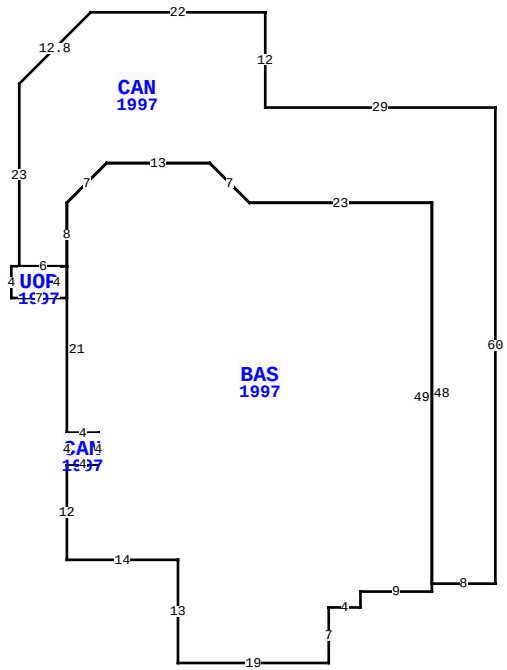
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
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	2,451	100	1997	2,451	224,277
CAN	16	30	1997	5	458
CAN	1,394	30	1997	418	38,249
UOP	28	20	1997	6	549
TOTALS	3,889			2,880	263,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3403	04	2,880	100.3600	130.72	376,474	1997	1997	0	0	0	30.00	70.00

6 GYMNASIUM 0% - 0 Heated Area: 2451 HX Base Yr



BLD DATE	09/14/2022	KK	LGL DATE
XF DATE			LAND DATE 05/18/2026 HS
INC DATE	05/18/2026	DC	AG DATE

102 RACQUET PARK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 6 of 6 5

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	8,241,105
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: OMNI AMELIA ISLAND						
0129/0227	8/10/1972	WD	U	V	16	12,000
GRANTOR: MITCHELL FRANZ & MART						
GRANTEE: AMELIA ISLAND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1997] W29 N12 W22 L9 D9 S23 UOP=[YR=1997]
W1S4E7N4W6$E6BAS=[YR=1997] S21CAN=[YR=1997]
S4E4N4W4$E4S4W4S12 E14S13E19N7E4N2E9N49W23 L5 U5 W13 L5 D5
S8$N8 U5 R5 E13 D5 R5 E23S48E8N60$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS