

PT OF FRACL SEC 13-2N-28E IN
OR 580/498 BEING PARCEL "A"
(EX ESMT'S IN OR 580/471,

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

2026

13-2N-28-0000-0002-0140



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 10																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																				
Exterior Wall	17	CB STUCCO 50								3903	07	492,838	172.0384	404.72	199,461,395	1991	2001		0		0	12.00	88.00	VALUATION BY										DIRECT_CAP																									
Exterior Wall	28	GLASS THRM 50								1 FULL HOTEL 0% - 0										Heated Area: 415439										HX Base Yr										Tax Group: 8										Tax Dist:									
Roof Structur	13	P-STRESS C 100																												BUILDING MARKET VALUE										138,232,841																			
Roof Cover	08	CLAY TILE 100																												TOTAL MARKET OB/XF VALUE										0																			
Interior Wall	08	DECORATIVE 70																												TOTAL LAND VALUE - MARKET										0																			
Interior Wall	06	CUST PANEL 30																												TOTAL MARKET VALUE										138,232,841																			
Interior Floo	14	CARPET 80																												SOH/AGL Deduction										0																			
Interior Floo	19	MARBLE 20																												ASSESSED VALUE										138,232,841																			
Ceiling	02	F.NOT SUS 100																												TOTAL EXEMPTION VALUE										0																			
Air Condition	06	ENG CENTRL 100																												BASE TAXABLE VALUE										138,232,841																			
Heating Type	09	ENG F AIR 100																												TOTAL JUST VALUE										138,232,841																			
Fixtures		2026 100																												NCON VALUE										56,273																			
Frame	04	REIN CONC 100																												INCOME VALUE										138232841																			
Common Wall		1 100																												PREVIOUS YEAR MKT VALUE										136,317,655																			
Story Height		13 100																																																									
RMS		709 100																																																									
Units		531 100																																																									
Occupancy	00	NONE 100																																																									
Quality	04	Quality Level 04																																																									
DOR CODE	3900HOTELS AND MOTELS																																																										
MAP NUM											MKT AREA										03																																						
NEIGHBORHOOD/LOC		3016.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
AOF	144	100		144	51,286																																																						
BAS	22,071	100		22,071	1,860,666																																																						
BAS	199,744	100	1993	109,744	1,085,721																																																						
BAS	2,100	100	1997	2,100	747,923																																																						
BAS	3,082	100	2006	3,082	1,097,665																																																						
CAN	527	30	2026	158	56,272																																																						
FGR	89,460	40		35,782	744,600																																																						
FOP	5,472	20		1,094	389,632																																																						
FOP	45,863	20		9,173	2,669,997																																																						
FOP	257	20	2006	51	18,164																																																						
TOTALS		578,083			492,838	5,526,028																																																					
EXTRA FEATURES		4750 AMELIA ISLAND PKWY, 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	26,002.00	SF	2.20	2.20	0.66	1988	1988	3	66	28,225																																											
2	0400	CONC CURB	0	0	0	0	301.00	LF	15.00	15.00	0.02	1988	1988	3	66	2,708																																											
3	0503	FP-SUPERIO	0	0	0	0	2.00	UT	15,000.00	15,000.00	100	1991	1991	3	66	19,800																																											
4	0503	FP-SUPERIO	0	0	0	0	3.00	UT	15,000.00	15,000.00	100	1991	1991	3	66	29,700																																											
5	1089	HYDRL RAMP	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	1991	1991	3	50	2,750																																											
6	0965	SPRNK FIRE	0	0	0	0	2,661.00	UT	240.00	240.00	100	1991	1991	3	60	383,184																																											
7	0413	DUMBWAITR	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1991	1991	3	100	12,500																																											
8	0785	MOV-PR-WAL	0	0	0	0	21.00	SF	450.00	450.00	100	1991	1991	3	20	1,890																																											
9	0785	MOV-PR-WAL	0	0	0	0	56.00	SF	450.00	450.00	100	1991	1991	3	20	5,040																																											
10	0785	MOV-PR-WAL	0	0	0	0	188.00	SF	450.00	450.00	100	1991	1991	3	20	16,920																																											
LAND DESCRIPTION										TOTAL OB/XF										502,717																																							
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																																			
1	003910	C	HOTEL	0		PUD	0.00	0.00	22.00	AC		1.00	1.00	1.00	600,000.00	600,000.00	13,200,000																																										

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

[illegible]

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

[illegible]

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

[illegible]

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

[illegible]

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

[illegible]

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

[illegible]

PT OF FRACL SEC 13-2N-28E IN
OR 580/498 BEING PARCEL "A"
(EX ESMT'S IN OR 580/471,

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

2026

13-2N-28-0000-0002-0140



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 8 of 10										8
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
																			VALUATION BY					DIRECT_CAP												
																			Tax Group: 8					Tax Dist:												
																			BUILDING MARKET VALUE					138,232,841												
																			TOTAL MARKET OB/XF VALUE					0												
																			TOTAL LAND VALUE - MARKET					0												
																			TOTAL MARKET VALUE					138,232,841												
																			SOH/AGL Deduction					0												
																			ASSESSED VALUE					138,232,841												
																			TOTAL EXEMPTION VALUE					0												
																			BASE TAXABLE VALUE					138,232,841												
																			TOTAL JUST VALUE					138,232,841												
																			NCON VALUE					56,273												
																			INCOME VALUE					138232841												
																			PREVIOUS YEAR MKT VALUE					136,317,655												

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

REVIEW DATE	01/01/2023	BY	CD	Total Acres:	22.00	Total Land Value:	0	Market:	0	Agricultural:	0	Common:	0	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	--------------	-------	-------------------	---	---------	---	---------------	---	---------	---	---------------------------

AMELIATEL/
PO BOX 4900, DEPT 211
SCOTTSDALE, AZ 85261-4900

13-2N-28-0000-0002-0140

REVIEW DATE	01/01/2023	BY	CD	Total Acres:	22.00	Total Land Value:	0	Market:	0	Agricultural:	0	Common:	0	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	--------------	-------	-------------------	---	---------	---	---------------	---	---------	---	---------------------------