

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

20-2N-28-0000-0006-0000

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F. NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		4 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	3800	GOLF COURSES			
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	108	100	1993	108	9,893
FOP	36	30	1993	11	1,008
TOTALS	144			119	10,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	119	89.7750	160.70	19,123	1982	1982	0	0	43.00	57.00
2 RSTRM BLDG 0% - 0 Heated Area: 108 HX Base Yr											
BAS 1993 FOP 1993											
201 SEA MARSH RD, FERNANDINA BEACH											
</											

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

20-2N-28-0000-0006-0000

[illegible]

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

20-2N-28-0000-0006-0000

[illegible]

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

20-2N-28-0000-0006-0000

[illegible]

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

20-2N-28-0000-0006-0000

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		NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY		STANDARD							
																							Tax Group: 5		Tax Dist:							
																							BUILDING MARKET VALUE		521, 260							
																							TOTAL MARKET OB/XF VALUE		1, 156, 570							
																							TOTAL LAND VALUE - MARKET		648, 050							
																							TOTAL MARKET VALUE		2, 325, 880							
																							SOH/AGL Deduction		0							
																							ASSESSED VALUE		2, 325, 880							
																							TOTAL EXEMPTION VALUE		0							
																							BASE TAXABLE VALUE		2, 325, 880							
																							TOTAL JUST VALUE		2, 325, 880							
																							NCON VALUE		0							
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE		2, 311, 998							