

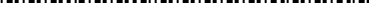
**OCEAN COAST FERNANDINA LLC/
C/O KE ANDREWS & COMPANY, 2424 RIDGE RD
ROCKWELL, TX 75087**

00-00-30-0600-0001-0010

PRINTED 08/02/2023 BY SYS

OCEAN COAST FERNANDINA LLC/
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ROCKWELL, TX 75087

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BLOCK 1 LOTS 1 TO 5
SADLER ESTATES PB 2/68 &
PT GOVT LOT 2 SEC 20-3N-29E

OCEAN COAST FERNANDINA LLC/
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ROCKWELL, TX 75087

2023

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 6		2							
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 100		3904	07	16,466	87.2825	128.74	2,119,833	1986	1996		0		0	27.00	73.00	VALUATION BY					DIRECT_CAP															
Roof Structur		04	WOOD TRUSS 100		3 LMTD HOTEL - 0% - 2023										Heated Area: 15120										HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																																				

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