

BLOCK D LOTS 1 TO 10 INC
ESMT OR 1744/478
W PORT BEACH CASINO TRACT

2801 ATLANTIC HOSPITALITY LLC/
113 BAYBRIDGE DRIVE
GULF BREEZE, FL 32561

2023

00-00-31-1100-000D-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	13 P-STRESS C 100
Roof Cover	04 BUILT-UP 80
Roof Cover	07 CONC TILE 20
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	174 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	59 100
Units	50 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	3900 HOTELS AND MOTELS

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1010.00
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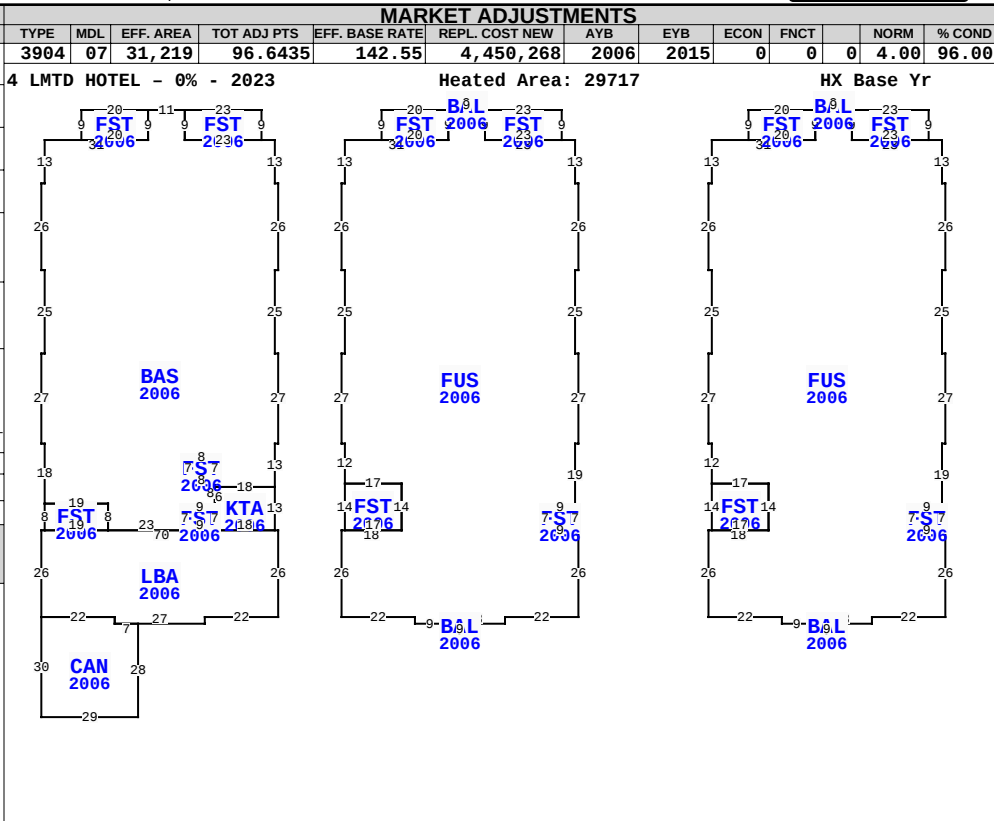
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	3	411
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BAL	18	15	3	411
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BAS	7,829	100	7,829	1,071,383
CAN	856	30	257	35,170
FST	56	50	28	3,831
FST	63	50	32	4,380
FST	63	50	32	4,380
FST	63	50	32	4,380
TOTALS	32,679		31,219	4,272,257

EXTRA FEATURES	
L N	OB/XF CODE

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
12	0410	ELEVATOR	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	3	100	50,000	
13	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00	225.00	100	2006	2006	3	31	279	
14	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	7,286	
15	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2006	2006	3	72	360	
16	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	31	775	
17	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2006	2006	3	91	341	
18	0812	CONCRETE C	0	0	0	0	2,097.00	SF	4.00	4.00	100	2006	2006	3	88	7,381	
19	0803	ASPHALT C	0	0	0	0	17,772.00	SF	2.00	2.00	100	2006	2006	3	60	21,326	
20	0400	CONC CURB	0	0	0	0	921.00	LF	15.00	15.00	100	2006	2006	3	91	12,572	
21	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	100	2006	2006	3	48	18,360	

LAND DESCRIPTION	
L N	USE CODE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003900	C	MOTEL		0	0003	C-1	0.00	0.00	37,000.00	SF	1.00	1.00	1.00	25.00	25.00	925,000							



** This building has 23 Sub-Areas

2801 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	01/31/2018	KK	LGL DATE	
XF DATE	01/31/2018	KK	LAND DATE	01/31/2018
INC DATE			AG DATE	

TOTAL OB/XF		118,680	
L N	USE CODE	CLS	LAND USE DESCRIPTION

NASSAU COUNTY PROPERTY		PAGE 1 of 2		2
VALUATION SUMMARY		DIRECT_CAP		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				6,419,572
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				0
TOTAL MARKET VALUE				7,734,424
SOH/AGL Deduction				0
ASSESSED VALUE				7,734,424
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				7,734,424
TOTAL JUST VALUE				7,734,424
NCON VALUE				0
INCOME VALUE				7,734,424
PREVIOUS YEAR MKT VALUE				4,235,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061259	ELEC OTHER	1,880	06/05/2006
20060714	SWIM POOL	30,000	04/06/2006
20053156	SIGN	4,000	12/12/2005
20053024	H/AC	40,000	11/15/2005
20053024	H/AC	40,000	11/15/2005
20052939	GAS	1,000	10/31/2005

SALES DATA	
OFF RECORD Number	DATE
2608/0038	10/14/2022
GRANTOR: KJB CAPITAL HOLDING L	
GRANTEE: 2801 ATLANTIC HOSPI	
2608/0029	10/14/2022
GRANTOR: TRISHUL AMELIA ISLAND	
GRANTEE: KJB CAPITAL HOLDING	

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2006;ORIG=90,0] W4 W23 N9 W1 W10 S9 W31 S13 W1 S26 E1 S25 W1 S27 E1 S12 E17 S14 W18 S26 E22 S2 E9 E18 N2 E22 N26 W1 W9 N7 E9 N19 E1 N27 W1 N25 E1 N26 W1 N13 \$	
FUS=[YR=2006;ORIG=200,0] W4 W23 N9 W1 W10 S9 W31 S13 W1 S26 E1 S25 W1 S27 E1 S12 E17 S14 W18 S26 E22 S2 E9 E18 N2 E22 N26 W1 W9 N7 E9 N19 E1 N27 W1 N25 E1 N26 W1 N13 \$	
BAS=[YR=2006;ORIG=0,0] W4 W23 N9 W11 S9 W31 S13 W1 S26 E1 S25 W1 S27 E1 S18 E19 S8 E23 N7 E9 N8 S2 E18 N13 E1 N27 W1 N25 E1 N26 W1 N13 \$	
LBA=[YR=2006;ORIG=-69,117] W1 S26 E22 S2 E27 N2 E22 N26 W70 \$	
CAN=[YR=2006;ORIG=-70,143] S30 E29 N28 W7 N2 W22 \$	
FST=[YR=2006;ORIG=21,103] S14 E17 N14 W17 \$	

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REVIEW DATE 01/31/2018 BY KK Total Acres: 0.00 Total Land Value: 1,314,852 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS