

BLOCK 13 LOTS 17 THRU 21
IN OR 1840/1103
CITY OF FDNA BEACH

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC/
1993 LARGO RD
JACKSONVILLE, FL 32207

2023

00-00-31-1800-0013-0170



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	06 CUST PANEL 40
Interior Floo	14 CARPET 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	17 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	17 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,183	100	3,183	115,969
CAN	12	30	4	146
CAN	15	30	4	146
TOTALS	3,210		3,191	116,261

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	133.00	SF	6.50	6.50	
3	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	
4	0803	ASPHALT C	0	0	0	0	5,900.00	SF	2.00	2.00	
8	0810	CONCRETE A	0	0	24	14	336.00	SF	6.50	6.50	
9	0479	VF PICKET	0	0	0	0	30.00	LF	10.00	10.00	
10	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	
11	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
12	0479	VF PICKET	0	0	0	0	88.00	LF	5.00	5.00	
13	0479	VF PICKET	0	0	0	0	33.00	LF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	C-3	75.00	100.00	12,500.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	3,191	104.7280	148.71	474,534	1955	1975	0	0	75.50	24.50
1 OFFICE 1&2 - 0% - 0											
Heated Area: 3183 HX Base Yr											
107											
30											
13											
13											
5											
3											
1593											
51											
51											
BAS 1993											
CAN 1993											
1593											

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	12/06/2018
INC DATE			AG DATE	
31 S 4TH ST, FERNANDINA BEACH				

TOTAL OB/XF											
7,849											
55.00											
55.00											
687,500											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,261	
TOTAL MARKET OB/XF VALUE		7,849	
TOTAL LAND VALUE - MARKET		687,500	
TOTAL MARKET VALUE		811,610	
SOH/AGL Deduction		149,641	
ASSESSED VALUE		661,969	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		661,969	
TOTAL JUST VALUE		811,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		787,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130648	REPAIR/RRF	4,500	04/01/2013
20110617	XF0B	600	04/25/2011
20051420	REPAIR/RRF	1,000	03/17/2005
2002307	REPAIR/RRF	2,380	02/28/2000
10169B	XF0B	1,000	11/18/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1840/1103	2/15/2013	QC	U	I	11
GRANTOR: SALTMARSH ERNIE					
GRANTEE: FLORIDA HOUSE INN 0					
1720/0650	12/30/2010	WD	U	I	11
GRANTOR: HELLER STEVEN TRUSTEE					
GRANTEE: SALTMARSH ERNIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W107 S30 E51 CAN=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E51 N13 CAN=[YR=1993] N4 W3 S4 E3 \$ W3 N4 E3 N13 \$.											