

BLOCK 46 LOT 7 (LESS S 30 FT)
PT OR 2419/373
CITY OF FDNA BEACH

BYRNES HOSPITALITY COMPANY
D/B/A AI WILLIAMS HOUSE, 103 S 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0046-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	136,443
FOP	162	30	49	6,964
FOP	252	30	76	10,802
FUS	954	100	954	135,590
UOP	156	20	31	4,406
UOP	252	20	50	7,106

TOTALS	2,736		2,120	301,311
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EXTRA FEATURES

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	0825	BRICK	0	0	3	4	12.00	SF	12.50	12.50	100	1965	1965	3	48.4	73	
2	0825	BRICK	0	0	4	4	16.00	SF	12.50	12.50	100	1965	1965	3	48.4	97	
3	0825	BRICK	0	0	4	12	48.00	SF	12.50	12.50	100	1996	1996	3	92	552	
4	0825	BRICK	0	0	0	0	81.00	SF	12.50	12.50	100	1996	1996	3	92	932	
5	1241	WD DECK G	0	0	0	0	215.00	UT	11.50	11.50	100	1996	1996	3	25	618	
6	0648	LIGHTS-AV	0	0	0	0	10.00	UT	140.00	140.00	100	1997	1997	3	20	280	
8	0446	BOX FNC 6'	0	0	0	0	102.00	LF	20.00	20.00	100	1997	1997	3	20	408	
10	0825	BRICK	0	0	20	7	140.00	SF	12.50	12.50	100	2004	2004	3	96	1,680	
11	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
12	0469	VF LATTIC	0	0	0	0	12.00	SF	6.88	6.88	100	2004	2004	3	66	54	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	C-3	70.00	100.00	7,000.00	SF		1.00	1.00	1.00	45.00	45.00	315,000							

MARKET ADJUSTMENTS														PAGE 1 of 1		2
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY		
3902	01	2,120	112.2100	172.80	366,336	1859	1980		0	0	17.75	82.25		STANDARD		
1 BED & BRKT - 0% - 0														Tax Group: 2		
Heated Area: 1914														Tax Dist:		
HX Base Yr														BUILDING MARKET VALUE		
														TOTAL MARKET OB/XF VALUE		
														TOTAL LAND VALUE - MARKET		
														TOTAL MARKET VALUE		
														SOH/AGL Deduction		
														ASSESSED VALUE		
														TOTAL EXEMPTION VALUE		
														BASE TAXABLE VALUE		
														TOTAL JUST VALUE		
														NCON VALUE		
														INCOME VALUE		
														PREVIOUS YEAR MKT VALUE		

111 S 9TH ST, FERNANDINA BEACH

BLD DATE	12/16/2021	KK	LGL DATE	
XF DATE	12/16/2021	KK	LAND DATE	12/16/2021
INC DATE			AG DATE	

TOTAL OB/XF 4,894

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1	003910	C	HOTEL	0	0003	C-3	70.00	100.00	7,000.00	SF		1.00	1.00	1.00	45.00	45.00	315,000							