

FLORIDA MOTEL INC
777 BRICKELL AVE, SUITE #5009229
MIAMI, FL 33131

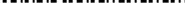
2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																								
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																						
Exterior Wall	17	CB STUCCO 100								2101	07	8,298	85.9590	152.36	1,264,283	1974	1974	0	0	20	77.00	10.00																						
Roof Structure	12	REINFO/CON 100								1 RSTARANT 1 - 0% - 0														Heated Area: 7575																				
Roof Cover	04	BUILT-UP 100																						HX Base Yr																				
Interior Wall	05	DRYWALL 60																																										
Interior Wall	08	DECORATIVE 40																																										
Interior Floor	14	CARPET 90																																										
Interior Floor	15	HARDTILE 10																																										
Ceiling	02	F.NOT SUS 100																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Fixtures	17	100																																										
Frame	03	MASONRY 100																																										
Story Height	8	100																																										
RMS	3	100																																										
Units	0	100																																										
BUD8 Adjustme	04	DIST 01 100																																										
Occupancy	00	NONE 100																																										
Quality	02	Quality Level 02																																										
DOR CODE	3900	HOTELS AND MOTELS																																										
MAP NUM		MKT AREA																						05																				
NEIGHBORHOOD/LOC	4001.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
AOF	221	100	221	3,367																																								
BAS	1,824	100	1,824	27,791																																								
BAS	1,848	100	1,848	28,156																																								
BAS	980	100	980	14,931																																								
CAN	444	30	133	2,026																																								
CAN	606	30	182	2,773																																								
CAN	336	30	101	1,539																																								
FCP	696	20	139	2,118																																								
FST	275	50	138	2,103																																								
LBA	1,104	110	1,214	18,497																																								
TOTALS	9,932		8,298	126,428																																								
EXTRA FEATURES					852374 US HWY 17, YULEE															BLD DATE 12/03/2021					KK					LGL DATE					12/03/2021					KK				
																				XF DATE 12/03/2021					KK					LAND DATE														
																				INC DATE										AG DATE														
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	0861	POOL GUNIT	0	0	28	54		1,512.00	SF	85.00		85.00	100	1974	1974	3	20	25,704																										
2	0812	CONCRETE C	0	0	0	0		1,756.00	SF	4.00		4.00	100	1974	1974	3	26	1,826																										
3	0381	COOLER	0	0	7	8		56.00	SF	82.50		82.50	100	1974	1974	3	20	924																										
4	0382	CHILLER	0	0	7	8		56.00	SF	92.50		92.50	100	1974	1974	3	20	1,036																										
5	0810	CONCRETE A	0	0	0	0		380.00	SF	6.50		6.50	100	1983	1983	3	44	1,087																										
8	0803	ASPHALT C	0	0	0	0		64,906.00	SF	2.00		2.00	20	1980	1980	3	30	38,944																										
9	0400	CONC CURB	0	0	0	0		219.00	LF	15.00		15.00	100	1983	1983	3	56	1,840																										
10	0400	CONC CURB	0	0	0	0		810.00	LF	15.00		15.00	100	1974	1974	3	36	4,374																										
11	0649	LIGHTS-GD	0	0	0	0		6.00	SF	225.00		225.00	100	1983	1983	3	20	270																										
12	0648	LIGHTS-AV	0	0	0	0		2.00	UT	140.00		140.00	100	1983	1983	3	20	56																										
LAND DESCRIPTION										TOTAL OB/XF										76,061																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0004	CHT	0.00	0.00	4.52	AC	1.00	1.00	1.00	25,000.00	25,000.00	113,000																											
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