

PT NE 1/4 OF SEC 02-3N-26E
RECD IN OR 2426/1757
TELE ESMT OR 733/15

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

2023

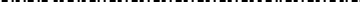
02-3N-26-0000-0002-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	17	CB STUCCO 80	3901	07	18,494	108.2851	99.89	1,847,366	1983	1983	40	0	56.00	10.00	VALUATION SUMMARY														
Exterior Wall	28	GLASS THRM 20	1 MOTEL - 0% - 0												Heated Area: 17596														
Roof Structure	13	P-STRESS C 100													HX Base Yr														
Roof Cover	04	BUILT-UP 100																											
Interior Wall	05	DRYWALL 50																											
Interior Wall	08	DECORATIVE 50																											
Interior Floor	14	CARPET 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures		152 100																											
Frame	03	MASONRY 100																											
Story Height		8 100																											
RMS		52 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		02	Quality Level 02													RECONCILE													
DOR CODE		3900 HOTELS AND MOTELS													Tax Group: 4														
MAP NUM		MKT AREA 05													Tax Dist:														
NEIGHBORHOOD/LOC		4001.00													BUILDING MARKET VALUE 164,103														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											TOTAL MARKET OB/XF VALUE 100														
BAS	8,798	100	8,798	87,883											TOTAL LAND VALUE - MARKET 25,500														
FOP	583	20	117	1,169											TOTAL MARKET VALUE 189,703														
FOP	583	20	117	1,169											SOH/AGL Deduction 0														
FOP	830	20	166	1,658											ASSESSED VALUE 189,703														
FOP	830	20	166	1,658											TOTAL EXEMPTION VALUE 0														
FOP	830	20	166	1,658											BASE TAXABLE VALUE 189,703														
FOP	830	20	166	1,658											TOTAL JUST VALUE 189,703														
FOP	830	20	166	1,658											NCON VALUE 0														
FUS	8,798	100	8,798	87,883											INCOME VALUE 8														
TOTALS		22,082	18,494	184,737											PREVIOUS YEAR MKT VALUE 189,703														
EXTRA FEATURES		852380 US HWY 17, YULEE													SALES DATA														
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	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1	0803	ASPHALT C	0	0	0	0	21,771.00	SF	0.40	0.40	100	1983	1983	3	50	4,354		2426/1757 1/21/2021 QC U I 11 100											
2	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	1994	1994	3	20	10		GRANTOR: FLORIDA MOTEL INC											
4	0881	FOUNTAIN	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	100	1,000		GRANTEE: FLORIDA MOTEL INC											
5	0887	POOL FILTR	0	0	0	0	1.00	UT	650.00	650.00	100	1994	1994	3	23	150		1948/1829 11/24/2014 CT U I 18 188,200											
7	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1994	1994	3	77	250		GRANTOR: CLERK OF COURT											
8	0861	POOL GUNIT	0	0	38	18	684.00	SF	8.50	8.50	100	1994	1994	3	20	1,163		GRANTEE: FLORIDA MOTEL INC											
9	0845	KOOL DECK	0	0	0	0	1,600.00	SF	7.25	7.25	100	1994	1994	3	70	8,120		BUILDING NOTES											
10	0443	STK FNC 6'	0	0	0	0	122.00	LF	10.00	10.00	100	1998	1998	3	20	244		BUILDING DIMENSIONS											
11	0443	STK FNC 6'	0	0	0	0	240.00	LF	10.00	10.00	100	1998	1998	3	20	480		FOP=[YR=1993] W5 BAS=[YR=1993] W53 FOP=[YR=1993] W5 S166 E5											
12	0443	STK FNC 6'	0	0	0	0	80.00	LF	10.00	10.00	100	1999	1999	3	20	160		FOP=[YR=1993] S11 E53 N11 W53\$ N166\$ S166 E53 N166\$ S166 E5											
LAND DESCRIPTION		TOTAL OB/XF 15,931													FOP=[YR=1993] PTR=E20 FOP=[YR=1993] E5 FUS=[YR=1993] E53														
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	003900	C	MOTEL	0		CHT	0.00	0.00	1.02	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,500												
REVIEW DATE 04/07/2021 BY KK Total Acres: 1.02 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 08/02/2023 BY SYS																													

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