



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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 100	3903	04	162,580	115.5185	261.65	42,539,057	2021	2021	0	0	20	0.50	79.50	VALUATION BY																
Roof Structur	10	STEEL FRME 100	5 FULL HOTEL - 0% - 0										Heated Area: 158167										DIRECT_CAP									
Roof Cover	04	BUILT-UP 80																					Tax Group: 2									
Roof Cover	11	SLATE 20																					Tax Dist:									
Interior Wall	08	DECORATIVE 80																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 20																					TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 80																					TOTAL LAND VALUE - MARKET									
Interior Floo	11	CLAY TILE 20																					TOTAL MARKET VALUE									
Ceiling	01	FIN.SUSPD 100																					SOH/AGL Deduction									
Air Condition	04	ROOF TOP 100																					ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									
Fixtures		766 100											BASE TAXABLE VALUE																			
Frame	03	MASONRY 100											TOTAL JUST VALUE																			
Story Height		11 100											NCON VALUE																			
RMS		352 100											INCOME VALUE																			
Stories	4.	4. 100											PREVIOUS YEAR MKT VALUE																			
Units		0 100																														
Occupancy	00	NONE 100																														
Quality	04	Quality Level 04																														
DOR CODE		3900	HOTELS AND MOTELS																													
MAP NUM			MKT AREA										01																			
NEIGHBORHOOD/LOC		1060.00																														
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS		36,554	100			36,554		7,603,661																								
CAN		8	30			2		416																								
CAN		8	30			2		416																								
CAN		12	30			4		832																								
CAN		51	30			15		3,120																								
CAN		80	30			24		4,993																								
CAN		189	30			57		11,857																								
CAN		189	30			57		11,857																								
CAN		336	30			101		21,009																								
CAN		490	30			147		30,578																								
TOTALS		173,803				162,580		33,818,550																								
EXTRA FEATURES										2700 ATLANTIC AVE, FERNANDINA BEACH																						
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															
28	0803	ASPHALT C	0	0	0	0	10,082.00	SF	2.00	2.00	100	2021	2021	3	90	18,148																
29	0855	CONC PAVER	0	0	0	0	4,975.00	SF	10.00	10.00	100	2021	2021	3	100	49,750																
30	0400	CONC CURB	0	0	0	0	937.00	LF	15.00	15.00	100	2021	2021	3	100	14,055																
31	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	100	100																
32	0972	ST LGHT UN	0	0	0	0	5.00	UT	1,897.50	1,897.50	100	2021	2021	3	99	9,393																
33	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	99	990																
34	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2021	2021	3	97	1,455																
35	0810	CONCRETE A	0	0	0	0	390.00	SF	6.50	6.50	100	2021	2021	3	100	2,535																
36	0920	CWALL-WD/M	0	0	0	0	212.00	LF	292.50	292.50	100	2021	2021	3	97	60,150																
37	1127	BURCK 8"	0	0	0	0	83.00	SF	11.00	11.00	100	2021	2021	3	100	913																
LAND DESCRIPTION										TOTAL OB/XF										157,489												
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	003910	C	HOTEL		0	0003		0.00	0.00	206,038.00	SF		1.00	1.00	25.00	25.00	5,150,950															

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

23
12

REINF CONC 100
REINFO/CON 100

Roof Cover
Interior Wall

07
01

CONC TILE 100
MINIMUM 100

Interior Floo
Ceiling

03
04

CONC FINSH 100
NONE 100

Air Condition
Heating Type

01
01

NONE 100
NONE 100

Fixtures
Frame

0 100
04

0 100
REIN CONC 100

Story Height

20 100

RMS
Stories

1.
1.

1 100
1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

3900

HOTELS AND MOTELS

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1060.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

51,815

100

51,815

4,070,172

TOTALS

51,815

51,815

4,070,172

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

38

0648

LIGHTS-AV

0 0

0 0

6.00 UT

140.00

140.00

100

2021

2021

3

97

815

39

4950

BOLLARD

0 0

0 0

5.00 UT

100.00

100.00

100

2021

2021

3

100

500

40

0092

AUTO GATE

0 0

0 0

2.00 UT

3,500.00

3,500.00

100

2021

2021

3

97

6,790

41

0810

CONCRETE A

0 0

9 6

54.00 SF

6.50

6.50

100

2021

2021

3

100

351

42

0855

CONC PAVER

0 0

0 0

103.00 SF

10.00

10.00

100

2021

2021

3

100

1,030

43

0819

CONC 12"

0 0

0 0

444.00 SF

4.75

4.75

100

2021

2021

3

100

2,109

44

0819

CONC 12"

0 0

12 10

120.00 SF

9.50

9.50

100

2021

2021

3

100

1,140

45

0810

CONCRETE A

0 0

0 0

39.00 SF

6.50

6.50

100

2021

2021

3

100

254

46

0810

CONCRETE A

0 0

6 7

42.00 SF

6.50

6.50

100

2021

2021

3

100

273

47

0446

BOX FNC 6'

0 0

0 0

41.00 LF

30.00

30.00

100

2021

2021

3

97

1,193

LAND DESCRIPTION

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

REVIEW DATE

05/11/2022

BY

KK

Total Acres:

0.00

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% CONDTOTAL

2810

04

51,815

86.3170

98.19

5,087,715

2021

2021

0

0

20

0.00

80.00

6

UNDPRK GAR - 0%

- 0

Heated Area:

51815

HX Base Yr

413

65

303

227

292

110

BAS 2021

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

2

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

0

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

33,929,324

SOH/AGL Deduction

0

ASSESSED VALUE

33,929,324

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

33,929,324

TOTAL JUST VALUE

33,929,324

NCON VALUE

0

INCOME VALUE

33,929,324

PREVIOUS YEAR MKT VALUE

33,522,507

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2004324

REPAIR/RRF

5,000

11/08/2000

19991843

XFOB

4,985

12/21/1999

1999Q698

REMODEL

12,000

11/30/1999

19991655

REMODEL

7,400

11/23/1999

19991477

ADDITION

150,000

10/27/1999

9715-B

REMODEL

29,000

04/01/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

2300/0154

8/23/2019

SW U

U V

30

5,460,000

GRANTOR:AICC INC F/K/A GF/AME

GRANTEE:MAIN BEACH SOJOURN

0680/0847

5/07/1993

WD U

I I

07

100

GRANTOR:UNICARE HOMES INC

GRANTEE:GF/AMELIA ISLAND

BUILDING NOTES

BAS=[YR=2021] W413 S65 E303 S227 E110 N292\$.

BUILDING DIMENSIONS

[illegible]

[illegible]

[illegible]