

IN OR 1782/1450
ESMT PT OR 1568/223
ESMT PT OR 1568/217

OM MAA SHARAN INC/
462577 STATE ROAD 200
YULEE, FL 32097

2023

44-2N-27-0000-0001-0250



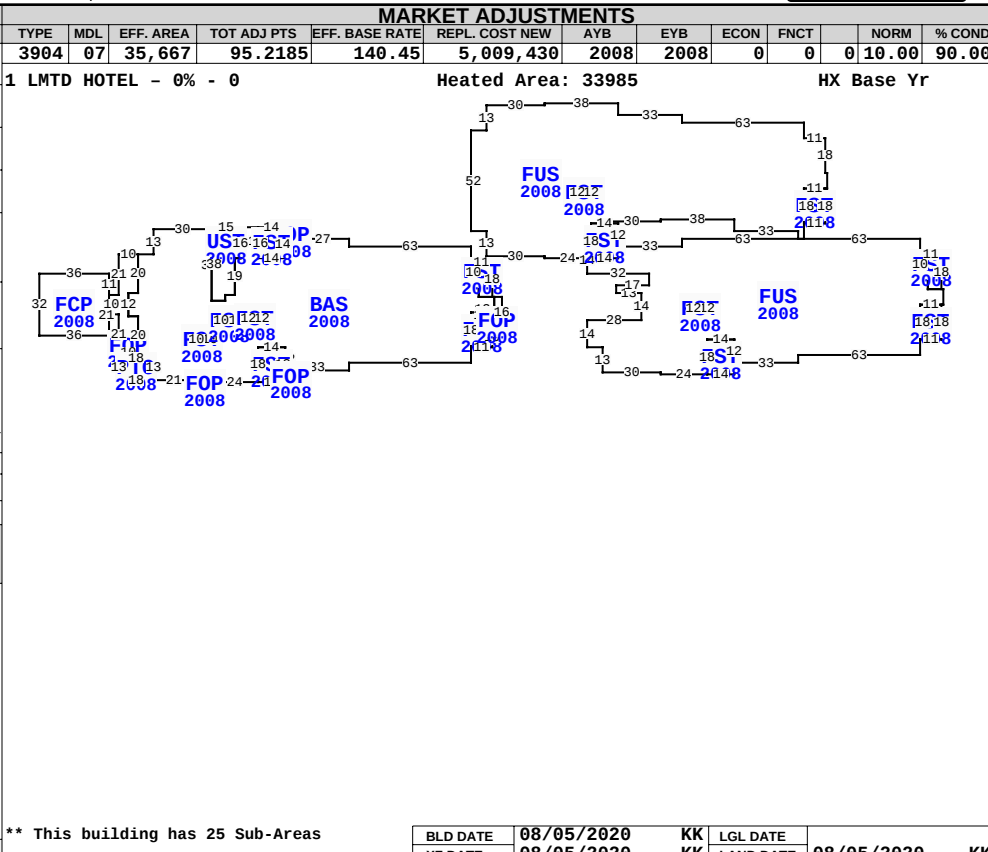
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	11	SLATE 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		214 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		62 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,071	100	11,071	1,399,430
FCP	1,152	20	230	29,074
FOP	24	20	5	632
FOP	28	20	6	759
FOP	36	20	7	885
FOP	72	20	14	1,769
FOP	510	20	102	12,893
FST	80	50	40	5,056
FST	80	50	40	5,056
FST	84	50	42	5,309
TOTALS	38,848		35,667	4,508,487

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	36,994.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	1,745.00	LF	15.00	15.00	
3	0810	CONCRETE A	0	0	0	0	4,099.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	0	0	0	640.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	0	0	0	1,181.00	SF	10.00	10.00	
6	0878	SPA	0	0	0	0	1.00	UT	5,000.00	5,000.00	
7	0422	CL FNC 4'	0	0	0	0	980.00	LF	15.00	15.00	
8	1126	CB/STC 8"	0	0	36	0	216.00	SF	8.00	8.00	
9	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	003900	C	MOTEL	0	0004	CHT	0.00	0.00	121,096.00	SF	



** This building has 25 Sub-Areas	BLD DATE	08/05/2020	KK	LGL DATE	
	XF DATE	08/05/2020	KK	LAND DATE	08/05/2020
	INC DATE			AG DATE	

TOTAL OB/XF											
150,611											

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		5,192,389	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		5,900,442	
SOH/AGL Deduction		2,812,458	
ASSESSED VALUE		3,087,984	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,087,984	
TOTAL JUST VALUE		5,900,442	
NCON VALUE		0	
INCOME VALUE		5,900,442	
PREVIOUS YEAR MKT VALUE		2,807,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21585	SWIM POOL	61,000	06/01/2008
M13707	MECH OTHER	0	03/01/2008
B20926	TEMP TRAILER	0	01/01/2008
E20289	ELEC OTHER	340,379	12/01/2007
R10171	REPAIR/RRF	115,000	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1782/1450	3/08/2012	WD	Q	I	02
GRANTOR: HMP PROPERTIES II LLC					
GRANTEE: OM MAA SHARAN INC					
1782/1354	3/08/2012	WD	U	I	11
GRANTOR: COMMUNITY SOUTH BANK					
GRANTEE: HMP PROPERTIES II L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W63N4W27FOP=[YR=2008]											
N4W6FST=[YR=2008]N2W14S16E14N14S4E6SW6S8											
W14N14W9UST=[YR=2008]											
W15S38E7N3E5N19E3N16S16W3S19W5S3W7N3W30S13 W8FOP=[YR=2008]											
W10S21W5FCP=[YR=2008] N11W 36S32E36N21S10E5S21PTO=[YR=2008]											
S13E18N13W18E10N20W5N12E5N20S3N4E63N8FST=[YR=2008]E8N10W8S10S16PSTR=N26E14FST=[YR=2008]E8N10W8S10S16PSTR=N 26E28FST=[YR=2008] E7N12W7S12SW28S26											
\$E2FOP=[YR=2008]											
S4E7N4W7S7E7S1E24FST=[YR=2008]E14FOP=[YR=2008]											
E6N6W6S6N18W14S18N18E14S12E33N4E63N8FST=[YR=2008]E11N10FOP=[YR=2008] E5N16W4S8W1S8S N8W11S18N18E12N8W1FST=[YR=2008] N18											

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[illegible]

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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									
VALUATION BY										Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										5,192,389										0									
TOTAL MARKET OB/XF VALUE										0										0									
TOTAL LAND VALUE - MARKET										5,900,442										0									
TOTAL MARKET VALUE										2,812,458										0									
SOH/AGL Deduction										3,087,984										0									
ASSESSED VALUE										0										0									
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TOTAL JUST VALUE										5,900,442										0									
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INCOME VALUE										2,807,258										0									
PREVIOUS YEAR MKT VALUE																													
PERMIT NUM										DESCRIPTION										AMT									
ISSUED																													
SALES DATA										OFF RECORD Number										DATE									
TYPE INST										Q U										V I									
RSN CD										SALE PRICE										1782/1450									
3/08/2012										WD Q										I 02									
GRANTOR: HMP PROPERTIES II LLC										GRANTEE: OM MAA SHARAN INC										1782/1354									
3/08/2012										WD U										I 11									
GRANTOR: COMMUNITY SOUTH BANK										GRANTEE: HMP PROPERTIES II L																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION										TOTAL OB/XF										17,745									
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																													
REVIEW DATE										08/05/2020										BY									
KK										Total Acres: 0.00										Total Land Value: 708,053									
Market: 0										Agricultural: 0										Common: 0									
PRINTED 08/02/2023 BY SYS																													