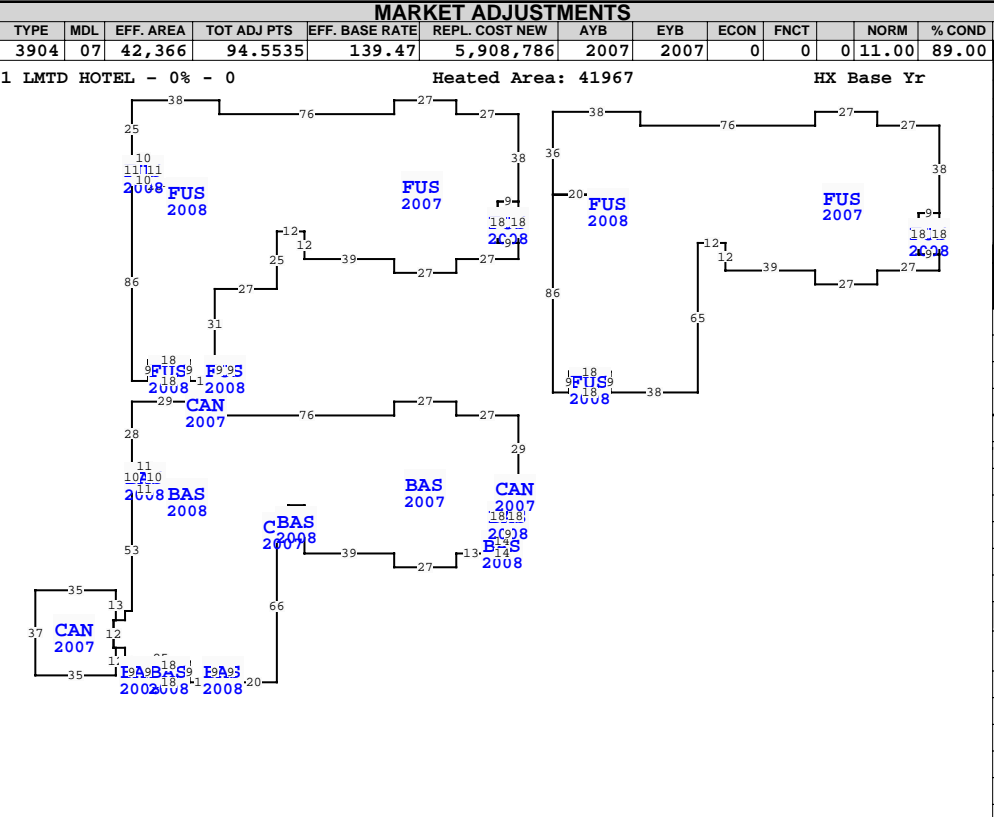




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	261 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	73 100
Units	0 100
Occupancy	00 NONE 100



**NASSAU COUNTY PROPERTY** PAGE 1 of 2

VALUATION SUMMARY		DIRECT_CAP
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		5,126,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		5,760,146
SOH/AGL Deduction		1,792,972
ASSESSED VALUE		3,967,174
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,967,174
TOTAL JUST VALUE		5,760,146
NCON VALUE		0
INCOME VALUE		5,760,146
PREVIOUS YEAR MKT VALUE		3,606,522

QUALITY	CD	QUALITY LEVEL		
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	13,416	100	13,416	1,665,306
BAS	56	100	56	6,951
BAS	63	100	63	7,820
BAS	63	100	63	7,820
BAS	64	100	64	7,944
BAS	98	100	98	12,165
BAS	110	100	110	13,654
BAS	162	100	162	20,109
BAS	162	100	162	20,109
CAN	15	30	4	497
TOTALS	43,301		42,366	5,258,820

\*\* This building has 23 Sub-Areas

76071 SIDNEY PL, YULEE

BLD DATE	09/02/2020	KK	LGL DATE	
XF DATE	09/02/2020	KK	LAND DATE	09/02/2020
INC DATE			AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22106	ELEC OTHER	0	09/01/2009
E19492	ELEC OTHER	3,500	06/01/2007
E19493	ELEC OTHER	400	06/01/2007
E19494	ELEC OTHER	2,100	06/01/2007
B19828	SWIM POOL	47,000	05/01/2007
M12699	MECH OTHER	0	02/01/2007

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1716	7/15/2016	WD	U	I	11	100

GRANTOR: PATEL RAMAN & KANCHAN  
GRANTEE: SAI SHANKAR LLLP

1908/0462	3/19/2014	QC	U	I	11	100
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GRANTOR: PATEL KANCHAN R  
GRANTEE: SAI SHANKAR LLLP

**EXTRA FEATURES**

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ADJ	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	33,182.00	SF	2.00	2.00	100	2007	2007	3	62	41,146	
2	0400	CONC CURB	0	0	0	0	1,869.00	LF	15.00	15.00	100	2007	2007	3	92	25,792	
3	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2007	2007	3	92	598	
4	0812	CONCRETE C	0	0	0	0	4,539.00	SF	4.00	4.00	100	2007	2007	3	89	16,159	
5	0505	FLAGPOLE A	0	0	0	0	50.00	LF	50.00	50.00	100	2007	2007	3	35	875	
6	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2007	2007	3	100	3,000	
7	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2007	2007	3	89	2,943	
8	1123	CB 8"	0	0	44	0	396.00	SF	6.15	6.15	100	2007	2007	3	89	2,168	
9	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2007	2007	3	100	700	
10	0463	FENCE GATE	0	0	0	6	2.00	UT	1,200.00	1,200.00	100	2007	2007	3	74	1,776	

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2007] W27N6W27S6W76N6W3 CAN=[YR=2007]  
W6S3E6N3S3W6N3W29S28 BAS=[YR=2008] S10E11N10W11S11E11S8E9  
BAS=[YR=2008] E8S8W8N8S8W8S2W11S53W3 S4W4CAN=[YR=2007]  
N13W3S5S37E35N12W1 N12E1S1S12E5S4E3S2BAS=[YR=2008] S9  
E7BAS=[YR=2008] E18N9W18S9S9W7S2E25 S9E11BAS=[YR=2008]  
E7N9W7S9S9E7S9 E20N66CAN=[YR=2007] E5BAS=[YR=2008] E7N8W7  
S8S3W5S3S3N3E5N8E7S21E39S6E27 N6E13BAS=[YR=2008]  
E14N7BAS=[YR=2008] N18 W9S18E9S14S7S4N4E5N18E9N3  
CAN=[YR=2007] N6W3S6E3S3W3N6E3N29S PTR=N68 FUS=[YR=2007]  
N7FUS=[YR=2008] N18 W9S18E9S9W9N18E9N38W27N6W27S6  
W76N6W3S25FUS=[YR=2008] S11E10N11 W10S10E10S11E10FUS=[YR=2008]  
E8S8W8N8S W20S8E7FUS=[YR=2008] E18N9W18S9S9N9

**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
1	003900	C	MOTEL		0	0003	CHT	0.00	0.00	84,157.00	SF	1.00	1.00	1.00	8.00	8.00	673,256							

