

LOTS 57 TO 60 INC &
PT OF LOTS 101 & 102
IN OR 2140/249

GANGANAYAN LLC
850928 US HWY 17
YULEE, FL 32097

2023

50-3N-27-4720-0057-0000



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 5														
Exterior Wall	15	CONC BLOCK 100	3901	07	6,479	95.7561	88.33	572,290	1960	1985	0	0	0	50.50	49.50	VALUATION BY													
Roof Structur	04	WOOD TRUSS 100	1 MOTEL - 0% - 0													DIRECT_CAP													
Roof Cover	03	COMP SHNGL 100	Heated Area: 5841													Tax Group: 4													
Interior Wall	03	PLASTER 80	HX Base Yr													Tax Dist:													
Interior Wall	01	MINIMUM 20	24 55 109 54 9 21 15 24 24 24 24 9 14 14 19 19 21													BUILDING MARKET VALUE 366,250													
Interior Floo	14	CARPET 100	BAS 1993 BAS 1993 BAS 1993 BAS 1993 HXB 1993													TOTAL MARKET OB/XF VALUE 0													
Ceiling	02	F.NOT SUS 100	CAN 1993													TOTAL LAND VALUE - MARKET 0													
Air Condition	02	WINDOW 100														TOTAL MARKET VALUE 457,812													
Heating Type	02	CONVECTION 100														SOH/AGL Deduction 0													
Fixtures	124	100														ASSESSED VALUE 457,812													
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE 0													
Story Height	8	100														BASE TAXABLE VALUE 457,812													
RMS	17	100														TOTAL JUST VALUE 457,812													
Units	0	100														NCON VALUE 0													
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE 457,812													
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 496,047													
Quality	03	Quality Level 03																											
DOR CODE	3900HOTELS AND MOTELS																												
MAP NUM																													
NEIGHBORHOOD/LOC	4051.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	126	100	126	5,509																									
BAS	1,296	100	1,296	56,666																									
BAS	1,320	100	1,320	57,715																									
BAS	2,616	100	2,616	114,380																									
CAN	399	30	120	5,247																									
CAN	1,367	30	410	17,926																									
FST	216	50	108	4,722																									
HXB	483	100	483	21,118																									
TOTALS	7,823		6,479	283,284																									
EXTRA FEATURES															850928 US HWY 17, YULEE														
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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1960	1960	3	20	864													
2	0446	BOX FNC 6'	0	0	0	0	105.00	LF	20.00	20.00	100	1990	1990	3	20	420													
3	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	1960	1960	3	20	210													
4	1123	CB 8"	0	0	1	20	120.00	SF	6.15	6.15	100	1960	1960	3	20	148													
5	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	1960	1960	3	20	1,244													
6	0803	ASPHALT C	0	0	0	0	17,374.00	SF	2.00	2.00	100	1985	1985	3	50	17,374													
7	0810	CONCRETE A	0	0	4	42	168.00	SF	6.50	6.50	100	1960	1960	3	20	218													
9	0811	CONCRETE B	0	0	3	235	705.00	SF	5.20	5.20	100	1960	1960	3	20	733													
TOTAL OB/XF 21,211																													
LAND DESCRIPTION																													
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												
1	003900	C	MOTEL	0	0004	CI	0.00	0.00	81,321.00	SF		1.00	1.00	1.00	3.00	3.00	243,963												
REVIEW DATE 02/04/2022 BY KK																													
Total Acres: 0.00 Total Land Value: 91,562 Market: 0 Agricultural: 0 Common: 0																													
PRINTED 08/02/2023 BY SYS																													

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