

OCEAN COAST FERNANDINA LLC/
C/O KE ANDREWS & COMPANY, 2424 RIDGE RD
ROCKWELL, TX 75087



REVIEW DATE 10/12/2021 BY KK Total Acres: 0.00 Total Land Value: 2,255,268 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

OCEAN COAST FERNANDINA LLC/
C/O KE ANDREWS & COMPANY, 2424 RIDGE RD
ROCKWELL, TX 75087

00-00-30-0600-0001-0010

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 6									
ELEMENT										TYPE										EYB									
Exterior Wall										3904										1995									
Roof Structure										07										0									
CD										16,466										0									
CB STUCCO 100										87.2825										2,080,314									
WOOD TRUSS 100										126.34										1986									
3 LMTD HOTEL - 0% - 2023										Heated Area: 15120										HX Base Yr									
Roof Cover										03										1993									
Interior Wall										05										1993									
Interior Floor										14										1993									
Interior Floor										11										1993									
Ceiling										02										1993									
Air Condition										02										1993									
Heating Type										03										1993									
Fixtures										03										1993									
Frame										03										1993									
Story Height										8 100										1993									
RMS										44 100										1993									
Units										0 100										1993									
BUD8 Adjustme										02										1993									
Occupancy										00										1993									
DIST FB 100										1993										1993									
NONE 100										1993										1993									
Quality										02										1993									
Quality Level 02										1993										1993									
DOR CODE										3900										1993									
HOTELS AND MOTELS										1993										1993									
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1060.00										1993									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL AREA										SUBAREA MARKET VALUE										1993									
BAS										7,560										100									
CAN										763										30									
CAN										833										30									
CAN										883										30									
CAN										953										30									
FST										154										50									
FST										154										50									
FUS										7,560										100									
PTO										441										5									
PTO										441										5									
TOTALS										20,138										16,466									
1,456,220										1993										1993									
EXTRA FEATURES										2707 SADLER RD, FERNANDINA BEACH										1993									
BLD DATE										10/12/2021										KK									
XF DATE										10/12/2021										KK									
INC DATE										04/24/2024										KK									
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									
21										0978										SECURTY LT									
0										0										0									
11.00										UT										450.00									
450.00										100										1995									
1995										1995										3									
39										1,931										1993									
22										0976										DECORATIVE									
0										0										0									
6.00										UT										125.00									
125.00										100										1995									
1995										1995										3									
39										293										1993									
23										0978										SECURTY LT									
0										0										0									
14.00										UT										450.00									
450.00										100										1995									
1995										1995										3									
39										2,457										1993									
24										0976										DECORATIVE									
0										0										0									
1.00										UT										162.50									
162.50										100										1995									
1995										1995										3									
39										63										1993									
25										0972										ST LGHT UN									
0										0										0									
1.00										UT										2,530.00									
2,530.00										100										1987									
1987										1987										3									
25										633										1993									
26										0972										ST LGHT UN									
0										0										0									
1.00										UT										2,530.00									
2,530.00										100										1995									
1995										1995										3									
39										987										1993									
27										0472										VF 2 RAIL									
0										0										0									
16.00										LF										15.00									
15.00										100										2001									
2001										2001										3									
55										132										1993									
28										0427										CL FNC 10'									
0										0										0									
402.00										LF										13.51									
13.51										100										2001									
2001										2001										3									
55										2,987										1993									
29										0975										ST LT/ARM									
0										0										0									
1.00										UT										500.00									
500.00										100										1995									
1995										1995										3									
39										195										1993									
30										0476										VF 6 SBPL									
0										0										0									
39.00										LF										42.56									
42.56										100										2005									
2005										2005										3									
66										1,095										1993									
TOTAL OB/XF										10,773										1993									
LAND DESCRIPTION										TOTAL OB/XF										10,773									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										10/12/2021										BY									
KK										Total Acres: 0.00										Total Land Value: 2,255,268									
Market: 0										Agricultural: 0										Common: 0									
PRINTED 08/06/2024 BY SYS																													

BLOCK 1 LOTS 1 TO 5
SADLER ESTATES PB 2/68 &
PT GOVT LOT 2 SEC 20-3N-29E

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ROCKWELL, TX 75087

2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	108	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	36	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	6,480	100	6,480	568,452
CAN	1,520	30	456	40,002
CAN	1,880	30	564	49,476
FUS	6,480	100	6,480	568,452
PTO	375	5	19	1,667
PTO	375	5	19	1,667
STR	100	10	10	877
STR	100	10	10	877
STR	100	10	10	877
TOTALS	17,410		14,048	1,232,346

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00
32	1242	WD DECK A	0	0	40	21	840.00	SF	10.00
33	4950	BOLLARD	0	0	0	0	2.00	UT	100.00
34	0462	ST/AL FNC	0	0	356	0	2,136.00	SF	10.00
35	0511	GARAGE CB-	0	0	18	30	540.00	SF	40.00
36	0963	FIRE HYDR	0	0	0	0	2.00	UT	750.00
37	0835	QUARY TILE	0	0	12	11	132.00	SF	10.00
38	0803	ASPHALT C	0	0	0	0	20,566.00	SF	2.00
39	0400	CONC CURB	0	0	0	0	716.00	LF	15.00
40	0812	CONCRETE C	0	0	0	0	937.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
3904	07	14,048	86.5754	125.32	1,760,495	1986	1995	0	0
4 LMTD HOTEL - 0% - 2023									
Heated Area: 12960									
HX Base Yr									
BLD DATE 10/12/2021									
XF DATE 10/12/2021									
INC DATE 04/24/2024									
LGL DATE 10/12/2021									
LAND DATE 10/12/2021									
AG DATE 10/12/2021									

TOTAL OB/XF									
68,411									
2707 SADLER RD, FERNANDINA BEACH									
BLD DATE 10/12/2021									
XF DATE 10/12/2021									
INC DATE 04/24/2024									
LGL DATE 10/12/2021									
LAND DATE 10/12/2021									
AG DATE 10/12/2021									

NASSAU COUNTY PROPERTY			
PAGE 4 of 6			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		10,274,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		12,529,268	
SOH/AGL Deduction		0	
ASSESSED VALUE		12,529,268	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		12,529,268	
TOTAL JUST VALUE		12,529,268	
NCON VALUE		0	
INCOME VALUE		12,529,268	
PREVIOUS YEAR MKT VALUE		13,807,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101282	MECH OTHER	1,500	08/04/2010
20101137	H/AC	8,900	07/13/2010
20100797	H/AC	6,900	05/13/2010
20100425	ELEC OTHER	800	03/11/2010
20100053	ELEC OTHER	1,156	01/13/2010
20090520	SIGN	28,000	04/28/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/1701	6/08/2022	SW	U	I	11
GRANTOR:WEINER LAURENCE H REV					
GRANTEE: OCEAN COAST FERNAND					
2576/1696	6/08/2022	QC	U	I	11
GRANTOR:WEINER LAURENCE H					
GRANTEE: OCEAN COAST FERNAND					

BUILDING NOTES									
PTO=[YR=1993] W3 CAN=[YR=1993] W5 BAS=[YR=1993] W54 S120									
E54 N120 \$ S120 W54 N120 W5 PTO=[YR=1993] W3 S3									
STR=[YR=1993] W10S10E10N10S92 STR=[YR=1993]									
W10S10E10N10S30E3 N125 \$ S125 E64 N125 \$ S125 E3									
N20STR=[YR=1993] E10N10W10S10N10S5 PTR= E35 CAN=[YR=1993]									
E5 FUS=[YR=1993] E54 S120 W54 N120 \$ S120 E54 N120 E5 S95									
E12 S10 W12 S20 W64 N20 W12 N10 E12 N82 W12N10 E12N3 \$ W35 \$									

OCEAN COAST FERNANDINA LLC/
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[illegible]

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