

LOT 19 (EX N24 FT OF W50 FT) &  
 LOTS 20 THRU 22  
 IN OR 1900/1110 & OR 1900/1111

DUNLOP HOSPITALITY INVESTMENTS LLC  
 98 SOUTH FLETCHER AV  
 FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1020-0019-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	08	DECORATIVE	50
Interior Floor	12	HARDWOOD	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		24	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		8	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1061.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	804	100	804
FUS	944	100	944
TOTALS	1,748		1,748
			219,233

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
3902	04	1,748	107.9521	159.77	279,278	1975	1980		0	21.50	78.50															
1 BED & BRKT - 0% - 2014 Heated Area: 1748 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/01/2022</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/01/2022</th> <th>KK</th> <th>LAND DATE</th> <th>07/01/2022</th> </tr> <tr> <th>INC DATE</th> <th>04/23/2024</th> <th>REA</th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	07/01/2022	KK	LGL DATE		XF DATE	07/01/2022	KK	LAND DATE	07/01/2022	INC DATE	04/23/2024	REA	AG DATE	
BLD DATE	07/01/2022	KK	LGL DATE																							
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INC DATE	04/23/2024	REA	AG DATE																							

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				DIRECT_CAP		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				5,489,445		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				5,489,445		
SOH/AGL Deduction				987,307		
ASSESSED VALUE				4,502,138		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				4,502,138		
TOTAL JUST VALUE				5,489,445		
NCON VALUE				0		
INCOME VALUE				5,489,445		
PREVIOUS YEAR MKT VALUE				5,820,931		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
20220253				REPAIR/RRF	101,902	12/17/2021
20173883				REPAIR/RRF	19,200	12/08/2017
20112160				REPLACE TUB	2,010	12/05/2011
20111550				OTHER	900	09/07/2011
20111418				OTHER	5,385	08/18/2011
20110456				REMODEL	18,000	03/31/2011
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE	
1900/1111	1/31/2014	SW U	I	35	7,750,000	
GRANTOR: LODGING RESOURCES INC						
GRANTEE: DUNLOP HOSPITALITY						
1900/1110	1/31/2014	QC U	I	11	100	
GRANTOR: LODGING RESOURCES INC						
GRANTEE: DUNLOP HOSPITALITY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W20 S13 W4 S16 E4 S8 E20 N37 \$ PTR= E20						
FUS=[YR=1993] E20 S44 W20 N8 W4 N16 E4 N20 \$ W20 \$ .						

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
1	0511	GARAGE CB-	0	0	20	28	560.00	SF	40.00	40.00	100	1979	1979	3	30	6,720	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1987	1987	3	20	384	
3	1242	WD DECK A	0	0	88	4	352.00	SF	10.00	10.00	100	1987	1987	3	20	704	
4	0803	ASPHALT C	0	0	0	0	2,088.00	SF	2.00	2.00	100	1994	1994	3	50	2,088	
5	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	1979	1979	3	30	47	
6	0819	CONC 12"	0	0	0	0	13.00	SF	9.50	9.50	100	1979	1979	3	30	37	
7	1241	WD DECK G	0	0	0	0	794.00	UT	11.50	11.50	100	1994	1994	3	20	1,826	
8	1241	WD DECK G	0	0	0	0	564.00	UT	14.38	14.38	100	1994	1994	3	20	1,622	
9	1241	WD DECK G	0	0	26	4	104.00	UT	11.50	11.50	100	1994	1994	3	20	239	
10	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1979	1979	3	30	117	

LAND DESCRIPTION												TOTAL OB/XF												
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
1	003910	C	HOTEL	0		C-1	178.00	251.00	45,738.00	SF		1.00	1.00	1.00	70.00	70.00	3,201,660							

LOT 19 (EX N24 FT OF W50 FT) &  
 LOTS 20 THRU 22  
 IN OR 1900/1110 & OR 1900/1111

DUNLOP HOSPITALITY INVESTMENTS LLC  
 98 SOUTH FLETCHER AV  
 FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1020-0019-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	71	100
Frame	02	WOOD FRAME 100
Story Height	11	100
RMS	48	100
Stories	3.	3.100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3902	04	11,731	139.8342	206.95	2,427,730	1992	1992	0	0	0	15.50	84.50

2 BED & BRKT - 0% - 2014 Heated Area: 9575 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			5,489,445
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			5,489,445
SOH/AGL Deduction			987,307
ASSESSED VALUE			4,502,138
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,502,138
TOTAL JUST VALUE			5,489,445
NCON VALUE			0
INCOME VALUE			5,489,445
PREVIOUS YEAR MKT VALUE			5,820,931

Quality	06	Quality Level 06		
DOR CODE	3900	HOTELS AND MOTELS		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1061.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	93	100	93	16,263
BAS	1,931	100	1,931	337,679
BAS	4,002	100	4,002	699,841
CAN	1,240	30	372	65,052
FCP	3,496	30	1,049	183,442
FST	144	50	72	12,591
FST	153	50	76	13,290
FST	216	50	108	18,887
FST	270	50	135	23,608
FST	336	50	168	29,379
TOTALS	15,816		11,731	2,051,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090255	REPAIR/RRF	20,000	02/26/2009
20051026	REMODEL	7,000	01/10/2005
8153	REMODEL	40,000	02/23/1994
7672	REPAIR/RRF	2,700	04/28/1993

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1900/1111	1/31/2014	SW	U	I	35	7,750,000

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
11	0820	WOOD WALK	0	0	37	3	111.00	SF	11.75	11.75	100	1997	1997	3	40	522	
12	0803	ASPHALT C	0	0	0	0	7,018.00	SF	2.00	2.00	100	1992	1992	3	50	7,018	
13	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	1992	1992	3	100	40,000	
14	0858	SCULP CONC	0	0	0	0	352.00	SF	13.00	13.00	100	1992	1992	3	88	4,027	
15	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	1992	1992	3	64	1,988	
16	0965	SPRNK FIRE	0	0	0	0	148.00	UT	240.00	240.00	100	1992	1992	3	64	22,733	
17	0503	FP-SUPERIO	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1992	1992	3	72	10,800	
18	0400	CONC CURB	0	0	0	0	116.00	LF	15.00	15.00	100	1992	1992	3	72	1,253	

\*\* This building has 13 Sub-Areas

BLD DATE	07/01/2022	KK	LGL DATE	
XF DATE	07/01/2022	KK	LAND DATE	07/01/2022
INC DATE	04/23/2024	REA	AG DATE	

98 S FLETCHER AVE, FERNANDINA BEACH

GRANTOR: LODGING RESOURCES INC						
GRANTEE: DUNLOP HOSPITALITY						
1900/1110	1/31/2014	QC	U	I	11	100
GRANTOR: LODGING RESOURCES INC						
GRANTEE: DUNLOP HOSPITALITY						

BUILDING NOTES																							
CAN=[YR=1993] W46 BAS=[YR=1993] W24 S21 FST=[YR=1993] S9 E16 N9 W16\$ E16 S9 W16 S22 E21 N3 SPA=[YR=1993] E12 AOF=[YR=1993] E9 N8W2 N3 W7 S11\$ N11 W2 N7 W2 N4 W8 S22\$ N22 E8 S4 E2 S7 E9 S3E2 S4 E8 S2 E11 N3 FST=[YR=1993] E4 N9 E5 N12 W16 S5 W9 S7 E9 N3 E7 S12\$ N12 W7 S3 W9 N7 E9 N5 W7 N8 E3 N7 W3 N3 W5 S3 W18 N8\$ S8 E18 N3 E5 S3 E3 S7 W3 S8 E23 S12 W5 S9 W4 S3 W11 N2 W8 S4 W21 S6 E49 N15 E5 N25 W5 N15\$ PTR=E15 FUS=[YR=1993] E28 S1 E3 N1 E7 S1 E3 N1 E29 S21 FST=[YR=1993] E1 S9 W17 S3 W9 N7 E9 N5 E16\$ W16 S5 W9 S7 E9 N3 E17 S20 W3 S4 W26 N3 W5 S1 W7 N1 W5 S1 W7 N1 W5 S1 W7 N1 W7 N20 FST=[YR=1993] N9 E17 S9 W17\$ E17 N9 W16 N22\$ W15\$ BAS=[YR=1993] 4002\$ FST=[YR=1993] 351\$ FCP=[YR=1993] 3496\$ FST=[YR=1993] 336\$.																							

LAND DESCRIPTION																		TOTAL OB/XF									
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			
88,341																											