LOT 54
AMELIA LIGHTHOUSE RESERVATION
PB 2/24

G STREET APTS LLC
514 SOUTH 4TH STREET APT C
FERNANDINA BEACH, FL 32034

2024

00-00-31-1020-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

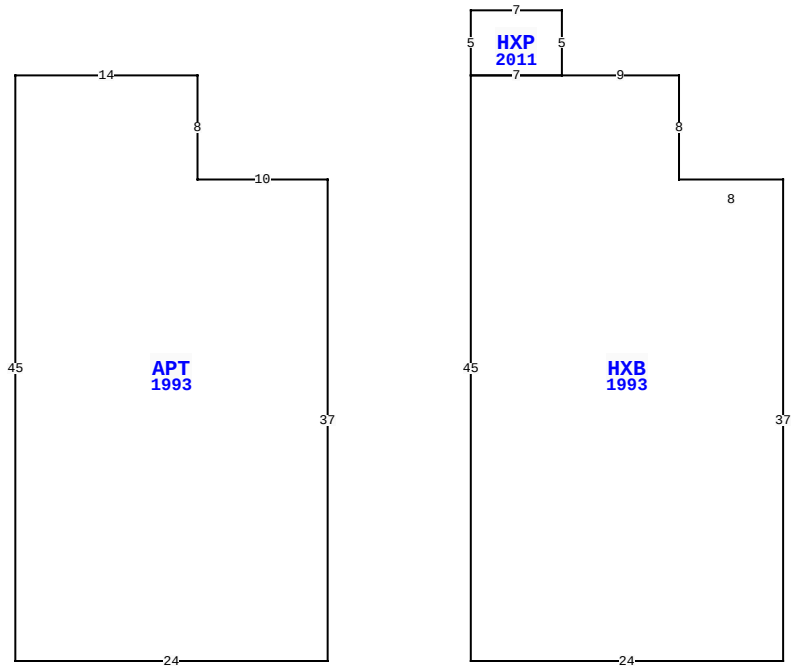
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,000	100	1,000	100,323
HXB	1,016	100	1,016	101,928
HXP	35	30	10	1,004
TOTALS	2,051		2,026	203,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	2,026	109.5640	136.96	277,481	1930	1985	0	0	10	16.75	73.25

1 DUPLEX – 0% - 2023 Heated Area: 2016 HX Base Yr



57 S FLETCHER AVE ABC, FERNANDINA BEACH

BLD DATE	05/03/2024	REA	LGL DATE		
XF DATE			LAND DATE	05/02/2024	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	650,952
TOTAL MARKET OB/XF VALUE	5,958
TOTAL LAND VALUE - MARKET	592,000
TOTAL MARKET VALUE	1,248,910
SOH/AGL Deduction	0
ASSESSED VALUE	1,248,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,248,910
TOTAL JUST VALUE	1,248,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,260,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121623	CHANGE TUB TO SHO	1,900	08/09/2012
20120945	WATER HEATER	800	05/29/2012
20110718	REBUILD DECK BLDG	9,500	05/11/2011
20101558	NEW LINE FOR KIT	1,225	09/13/2010
20101560	EMERGNCY HEATER R	700	09/13/2010
20051111	VINYL SOFFIT	2,000	01/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0957	3/31/2022	WD	Q	I	01	1,200,000
GRANTOR: LODGING RESOURCES INC						
GRANTEE: G STREET APTS LLC						
1975/1890	4/14/2015	QC	U	I	11	100
GRANTOR: LODGING RESOURCES INC						
GRANTEE: LODGING RESOURCES I						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W8N8 W9 HXP=[YR=2011] N5W7S5 E7$ W7S45 E24 N37$ PTR=W35 APT=[YR=1993] W10N8W14 S45E24 N37$ E35$.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	0	0	0	135.00	SF	12.50	12.50	100	1993	1993	3	20	338	
2	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1997	1997	3	73	76	
3	1241	WD DECK G	0	0	0	0	73.00	UT	14.38	14.38	100	2011	2011	3	64	672	
4	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	100	1980	1980	3	32.5	215	
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	37.50	37.50	100	1993	1993	3	20	480	
6	1241	WD DECK G	0	0	0	0	132.00	UT	14.38	14.38	100	1997	1997	3	25	474	
7	1241	WD DECK G	0	0	0	0	169.00	UT	14.38	14.38	100	1997	1997	3	25	607	
8	0810	CONCRETE A	0	0	7	8	56.00	SF	6.50	6.50	100	1997	1997	3	73	266	
9	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1997	1997	3	73	380	
10	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	1991	1991	3	62	1,290	

TOTAL OB/XF 4,798

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	C-1	50.00	160.00	14,800.00	SF		1.00	1.00	1.00	40.00	40.00	592,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 592,000 Market: 0 Agricultural: 0 Common: 592,000 PRINTED 08/06/2024 BY SYS

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G STREET APTS LLC
514 SOUTH 4TH STREET APT C
FERNANDINA BEACH, FL 32034

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

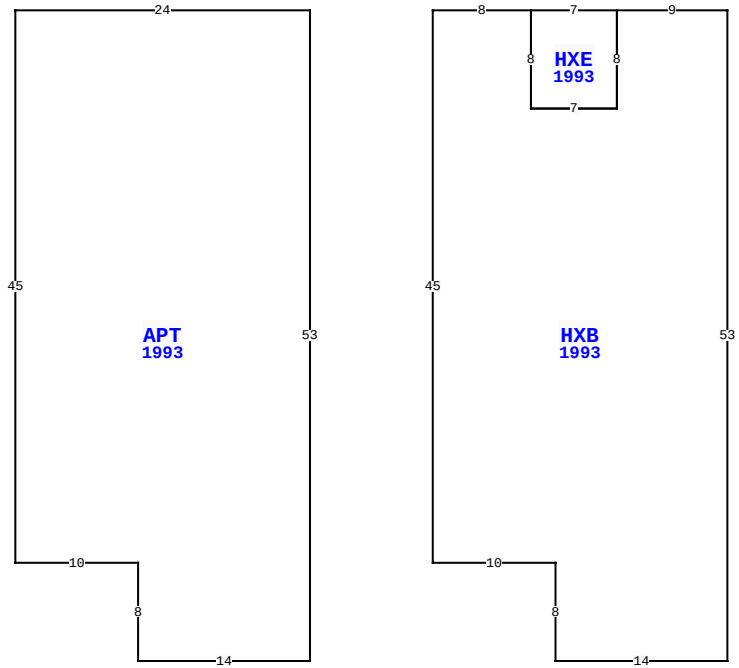
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,192	100	1,192	125,679
HXB	1,136	100	1,136	119,775
HXE	56	80	45	4,744
TOTALS	2,384		2,373	250,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	2,373	115.1500	143.94	341,570	1930	1985	0	0	10	16.75	73.25

2 DUPLEX – 0% - 2023 Heated Area: 2373 HX Base Yr



57 S FLETCHER AVE ABC, FERNANDINA BEACH

BLD DATE	05/03/2024	REA	LGL DATE		
XF DATE			LAND DATE	05/02/2024	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	650,952
TOTAL MARKET OB/XF VALUE	5,958
TOTAL LAND VALUE - MARKET	592,000
TOTAL MARKET VALUE	1,248,910
SOH/AGL Deduction	0
ASSESSED VALUE	1,248,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,248,910
TOTAL JUST VALUE	1,248,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,260,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051088	REROOF	0	01/03/2005
20042318	REROOF	3,000	12/09/2004
20042317	REROOF	4,000	12/09/2004
20012683	DRIVEWAY,CURB,PAD	0	12/20/2001
20012405	DRIVEWAY,CURB,PAD	0	11/01/2001
20011920	ELEC OTHER	0	08/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0957	3/31/2022	WD	Q	I	01	1,200,000
GRANTOR: LODGING RESOURCES INC						
GRANTEE: G STREET APTS LLC						
1975/1890	4/14/2015	QC	U	I	11	100
GRANTOR: LODGING RESOURCES INC						
GRANTEE: LODGING RESOURCES I						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S45 E10 S8 E14 N53 $ PTR= E10 HXB=[YR=1993] E8 HXE=[YR=1993] E7 S8 W7 N8 $ S8 E7 N8 E9 S53 W14 N8 W10 N45 $ W10 $.

EXTRA FEATURES

LN	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	1241	WD DECK G	0	0	0	0	388.00	UT	14.95	14.95	100	1988	1988	3	20	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,160

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 592,000 Market: 0 Agricultural: 0 Common: 592,000 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS

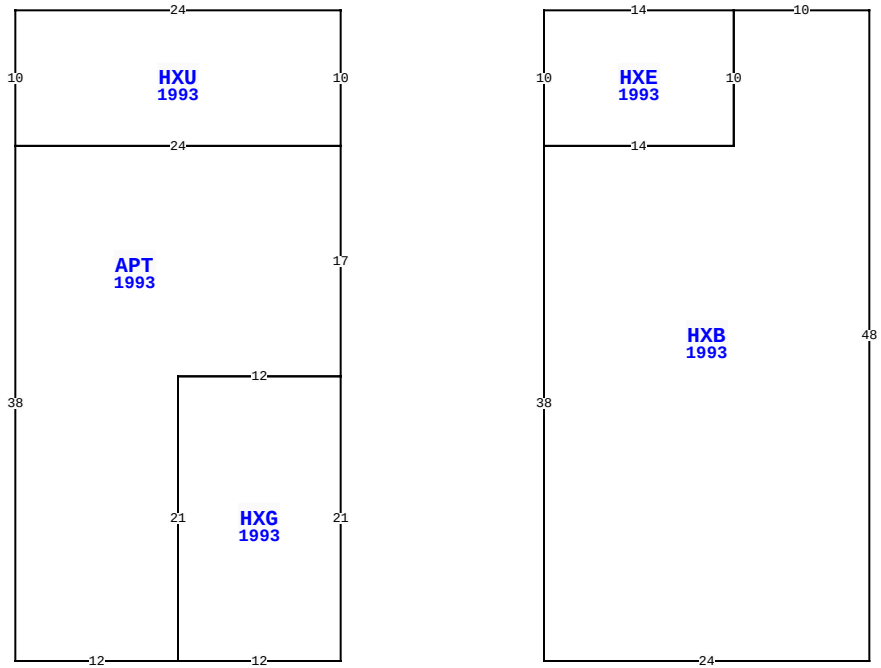
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	660	100	660	63,430
HXB	1,012	100	1,012	97,259
HXE	140	80	112	10,764
HXG	252	55	139	13,359
HXU	240	55	132	12,686
TOTALS	2,304		2,055	197,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	2,055	108.2900	135.36	278,165	1984	1985	0	0	10	19.00	71.00

3 DUPLEX – 0% - 2023 Heated Area: 1784 HX Base Yr



BLD DATE	05/03/2024	REA	LGL DATE		
XF DATE			LAND DATE	05/02/2024	DC
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57 S FLETCHER AVE ABC, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	650,952
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TOTAL LAND VALUE - MARKET	592,000
TOTAL MARKET VALUE	1,248,910
SOH/AGL Deduction	0
ASSESSED VALUE	1,248,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,248,910
TOTAL JUST VALUE	1,248,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,260,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011909	OTHER	0	08/22/2001
20011910	OTHER	0	08/22/2001
983240	ELEC OTHER	0	02/24/1998
10207	REMODEL	10,000	12/18/1996
6749	REPAIR/RRF	1,600	09/23/1991
3540	REPAIR/RRF	1,080	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0957	3/31/2022	WD	Q	I	01	1,200,000
GRANTOR: LODGING RESOURCES INC						
GRANTEE: G STREET APTS LLC						
1975/1890	4/14/2015	QC	U	I	11	100
GRANTOR: LODGING RESOURCES INC						
GRANTEE: LODGING RESOURCES I						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W24 S10 APT=[YR=1993] S38 E12 HXG=[YR=1993] E12 N21 W12 S21 $ N21 E12 N17 W24 $ E24 N10 $ PTR= E15
HXE=[YR=1993] E14 HXB=[YR=1993] E10 S48 W24 N38 E14 N10 $ S10 W14 N10 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 592,000 Market: 0 Agricultural: 0 Common: 592,000 PRINTED 08/06/2024 BY SYS