BLOCK D LOTS 1 TO 10 INC
ESMT OR 1744/478
W PORT BEACH CASINO TRACT

2801 ATLANTIC HOSPITALITY LLC/
113 BAYBRIDGE DRIVE
GULF BREEZE, FL 32561

2024

00-00-31-1100-000D-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

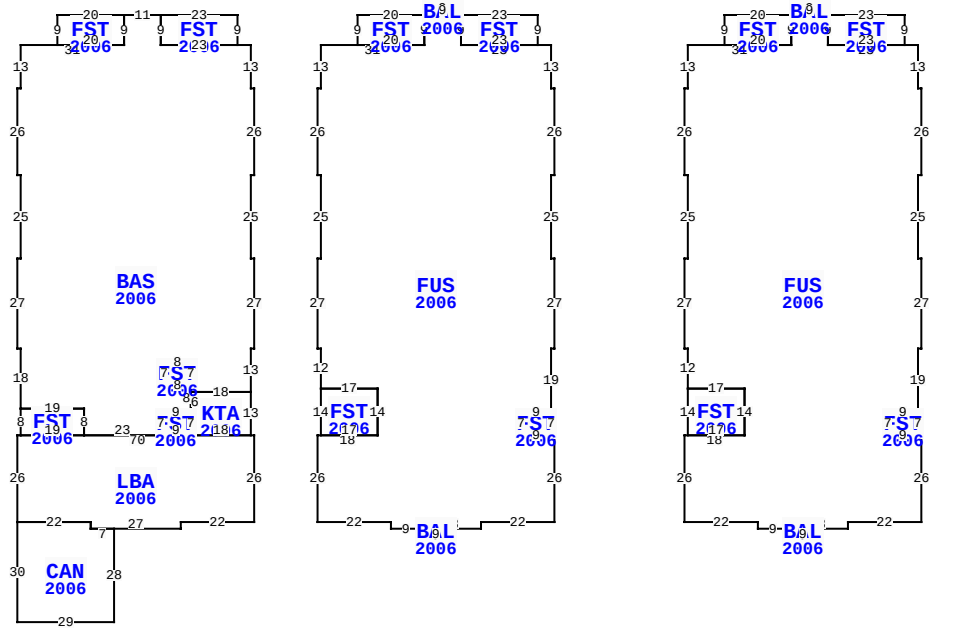
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 80
Roof Cover	07	CONC TILE 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		174 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		59 100
Units		50 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	3	439
BAL	18	15	3	439
BAL	18	15	3	439
BAL	18	15	3	439
BAS	7,829	100	7,829	1,144,491
CAN	856	30	257	37,570
FST	56	50	28	4,094
FST	63	50	32	4,678
FST	63	50	32	4,678
FST	63	50	32	4,678
TOTALS	32,679		31,219	4,563,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	07	31,219	106.3078	153.88	4,803,980	2006	2015	0	0	0	5.00	95.00

4 LMTD HOTEL – 0% - 2023 Heated Area: 29717 HX Base Yr



** This building has 23 Sub-Areas

2801 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	01/31/2018	KK	LGL DATE	
XF DATE	01/31/2018	KK	LAND DATE	01/31/2018 KK
INC DATE	04/24/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5,313,064
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	6,401,282
SOH/AGL Deduction	0
ASSESSED VALUE	6,401,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,401,282
TOTAL JUST VALUE	6,401,282
NCON VALUE	0
INCOME VALUE	6,401,282
PREVIOUS YEAR MKT VALUE	7,734,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2024-0009	ONE SET OF REVERS	0	04/22/2024
SIGN-2024-0008	ONE MONUMENT SIGN	0	04/22/2024
20061259	ELEC OTHER	1,880	06/05/2006
20060714	SWIM POOL	30,000	04/06/2006
20053156	SIGN	4,000	12/12/2005
20053024	H/AC	40,000	11/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0038	10/14/2022	SW	U	I	11	100
GRANTOR: KJB CAPITAL HOLDING L						
GRANTEE: 2801 ATLANTIC HOSPI						
2608/0029	10/14/2022	SW	U	I	11	100
GRANTOR: TRISHUL AMELIA ISLAND						
GRANTEE: KJB CAPITAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=90,0] W4 W23 N9 W1 W10 S9 W31 S13 W1 S26 E1 S25 W1 S27 E1 S12 E17 S14 W18 S26 E22 S2 E9 E18 N2 E22 N26 W1 W9 N7 E9 N19 E1 N27 W1 N25 E1 N26 W1 N13 $
FUS=[YR=2006;ORIG=200,0] W4 W23 N9 W1 W10 S9 W31 S13 W1 S26 E1 S25 W1 S27 E1 S12 E17 S14 W18 S26 E22 S2 E9 E18 N2 E22 N26 W1 W9 N7 E9 N19 E1 N27 W1 N25 E1 N26 W1 N13 $
BAS=[YR=2006;ORIG=0,0] W4 W23 N9 W11 S9 W31 S13 W1 S26 E1 S25 W1 S27 E1 S18 E19 S8 E23 N7 E9 N8 S2 E18 N13 E1 N27 W1 N25 E1 N26 W1 N13 $
LBA=[YR=2006;ORIG=-69,117] W1 S26 E22 S2 E27 N2 E22 N26 W70 $
CAN=[YR=2006;ORIG=-70,143] S30 E29 N28 W7 N2 W22 $
FST=[YR=2006;ORIG=21,103] S14 E17 N14 W17 $

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	0410	ELEVATOR	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	3	100	50,000	
2	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00	225.00	100	2006	2006	3	27	243	
3	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	69	6,983	
4	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2006	2006	3	69	345	
5	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	27	675	
6	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2006	2006	3	90	338	
7	0812	CONCRETE C	0	0	0	0	2,097.00	SF	4.00	4.00	100	2006	2006	3	87	7,298	
8	0803	ASPHALT C	0	0	0	0	17,772.00	SF	2.00	2.00	100	2006	2006	3	58	20,616	
9	0400	CONC CURB	0	0	0	0	921.00	LF	15.00	15.00	100	2006	2006	3	90	12,434	
10	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	100	2006	2006	3	44	16,830	

TOTAL OB/XF 115,762

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	003900	C	MOTEL	0	0003	C-1	0.00	0.00	37,000.00	SF		1.00	1.00	1.00	25.00	25.00	925,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,088,218 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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NCON VALUE	0
INCOME VALUE	6,401,282
PREVIOUS YEAR MKT VALUE	7,734,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053024	H/AC	40,000	11/15/2005
20052939	GAS	1,000	10/31/2005
20051943	XFOB	1,000	06/08/2005
20051799	ELEC OTHER	233,000	05/16/2005
20051793	OTHER	197,000	05/13/2005
20051556	NEW CONSTR	1,900,000	04/12/2005

SALES DATA

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GRANTOR: KJB CAPITAL HOLDING L						
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0855	CONC PAVER	0	0	0	0	768.00	SF	10.00	10.00	100	2006	2006	3	87	6,682	
12	0443	STK FNC 6'	0	0	0	0	64.00	LF	10.00	10.00	100	2006	2006	3	27	173	
13	0462	ST/AL FNC	0	0	86	0	344.00	SF	10.00	10.00	100	2006	2006	3	44	1,514	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
15	0966	FIRE SPRNK	0	0	0	0	31,751.00	SF	3.00	3.00	100	2006	2006	3	87	82,870	
16	0920	CWALL-WD/M	0	0	0	0	180.00	LF	390.00	390.00	100	2006	2006	3	27	18,954	

LAND DESCRIPTION

TOTAL OB/XF 110,400

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 07/12/2024 **BY** KBA Total Acres: 0.00 Total Land Value: 1,088,218 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 08/06/2024 **BY** SYS