BLOCK 3 LOTS 1 & 2
IN OR 1370/698
ESMT OR 1542/472

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0003-0010

BUILDING CHARACTERISTICS

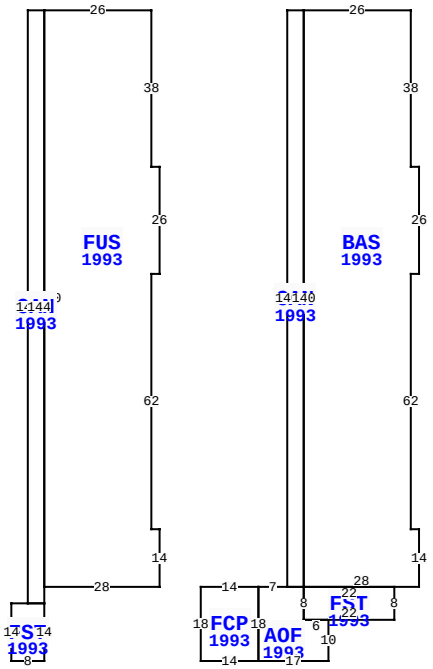
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Units		20 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	258	100	258	8,148
BAS	3,720	100	3,720	117,491
CAN	560	30	168	5,306
CAN	576	30	173	5,464
FCP	252	20	50	1,579
FST	112	50	56	1,769
FST	176	50	88	2,779
FUS	3,720	100	3,720	117,491
TOTALS	9,374		8,233	260,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	8,233	107.3800	97.18	800,083	1977	1980	0	0	0	67.50	32.50

1 MOTEL - 0% - 0 Heated Area: 7698 HX Base Yr



BLD DATE	03/03/2020	KK
XF DATE	03/03/2020	KK
INC DATE	04/24/2024	REA
LGL DATE		
LAND DATE	03/03/2020	KK
AG DATE		

3172 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,072,019
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,072,019
SOH/AGL Deduction	1,247,095
ASSESSED VALUE	1,824,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,824,924
TOTAL JUST VALUE	3,072,019
NCON VALUE	0
INCOME VALUE	3,072,019
PREVIOUS YEAR MKT VALUE	3,190,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190001	REMODEL	14,000	01/09/2019
20183904	REPAIR/RRF	125,270	11/15/2018
20160968	POLYGLASS ROOF CO	11,000	04/08/2016
20130653	REPAIR/RRF	11,600	04/01/2013
20090548	ELEC OTHER	200	05/04/2009
B984588	REPAIR/RRF	34,000	11/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/0698	11/30/2005	WD	U	I	12	2,550,000
GRANTOR: KIGHT JERRY E & JOY L						
GRANTEE: FERNANDINA BEACH RE						
0693/0514	12/02/1993	QC	U	I	06	100
GRANTOR: KIGHT JERRY E						
GRANTEE: KIGHT JERRY & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N38 W26 CAN=[YR=1993] W4 S140 AOF=[YR=1993] W7 FCP=[YR=1993] W14 S18 E14 N18$ S18 E17 N10 W6 N8 W4$ E4 N140 $ S140 FST=[YR=1993] S8 E22 N8 W22$ E28 N14 W2 N62 E2 N26 $ PTR=W63 FUS=[YR=1993] W2 N38 W26 CAN=[YR=1993] W4 S144 FST=[YR=1993] W4 S14 E8 N14 W4$ E4 N144$ S140 E28 N14 W2 N62 E2 N26$ E63$.

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	0803	ASPHALT C	0	0	0	0	8,310.00	SF	2.00	2.00	100	1977	1977	3	50	8,310	
2	0861	POOL GUNIT	0	0	44	24	1,056.00	SF	85.00	85.00	100	1977	1977	3	20	17,952	
3	0803	ASPHALT C	0	0	0	0	2,052.00	SF	2.00	2.00	100	1985	1985	3	50	2,052	
4	0812	CONCRETE C	0	0	0	0	1,599.00	SF	4.00	4.00	100	1977	1977	3	28	1,791	
5	0400	CONC CURB	0	0	0	0	157.00	LF	15.00	15.00	100	1977	1977	3	40	942	
6	0402	CONC BUMPE	0	0	0	0	31.00	UT	25.00	25.00	100	1977	1977	3	40	310	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1977	1977	3	20	506	
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1977	1977	3	20	933	
9	0423	CL FNC 5'	0	0	0	0	131.00	LF	6.85	6.85	100	1977	1977	3	20	179	
10	0444	BOX FNC 4'	0	0	0	0	154.00	LF	6.50	6.50	100	1985	1985	3	20	200	

TOTAL OB/XF 33,175

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	0006	R-3	100.00	400.00	48,362.00	SF		1.00	1.00	1.00	30.00	30.00	1,450,860							

REVIEW DATE 03/03/2020 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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TOTAL JUST VALUE	3,072,019
NCON VALUE	0
INCOME VALUE	3,072,019
PREVIOUS YEAR MKT VALUE	3,190,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6916	XFOB	5,000	02/19/1992

BLD DATE	03/03/2020	KK	LGL DATE	
XF DATE	03/03/2020	KK	LAND DATE	03/03/2020 KK
INC DATE	04/24/2024	REA	AG DATE	

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

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	0462	ST/AL FNC	0	0	0	0	440.00	SF	10.00	10.00	100	2013	2013	3	71	3,124	
12	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2009	2009	3	56	582	
13	0855	CONC PAVER	0	0	0	0	435.00	SF	10.00	10.00	100	2014	2014	3	95	4,133	
14	0855	CONC PAVER	0	0	35	4	140.00	SF	10.00	10.00	100	2019	2019	3	98	1,372	
15	0855	CONC PAVER	0	0	0	0	208.00	SF	10.00	10.00	100	2019	2019	3	98	2,038	
16	0855	CONC PAVER	0	0	0	0	96.00	SF	10.00	10.00	100	2019	2019	3	98	941	
17	0855	CONC PAVER	0	0	21	2	42.00	SF	10.00	10.00	100	2019	2019	3	98	412	

LAND DESCRIPTION

TOTAL OB/XF 12,602

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 03/03/2020 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS