BLOCK 46 LOT 7 (LESS S 30 FT)
PT OR 2419/373
CITY OF FDNA BEACH

BYRNES HOSPITALITY COMPANY
D/B/A AI WILLIAMS HOUSE, 103 S 9TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0046-0071

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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

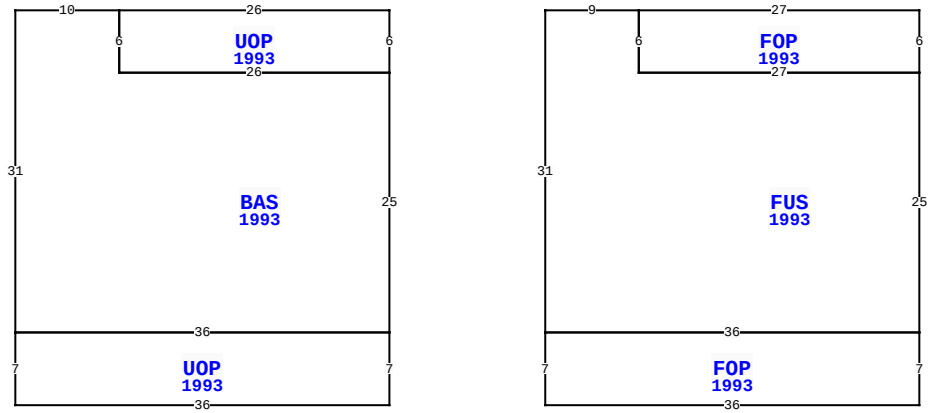
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	130,730
FOP	162	30	49	6,672
FOP	252	30	76	10,349
FUS	954	100	954	129,913
UOP	156	20	31	4,221
UOP	252	20	50	6,809
TOTALS	2,736		2,120	288,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	01	2,120	112.2100	166.07	352,068	1859	1980	0	0	0	18.00	82.00

1 BED & BRKT – 0% - 0 Heated Area: 1914 HX Base Yr



111 S 9TH ST, FERNANDINA BEACH

BLD DATE	12/16/2021	KK	LGL DATE		
XF DATE	12/16/2021	KK	LAND DATE	12/16/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		288,696
TOTAL MARKET OB/XF VALUE		4,844
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		608,540
SOH/AGL Deduction		0
ASSESSED VALUE		608,540
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		608,540
TOTAL JUST VALUE		608,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210233	REMODEL	20,000	10/14/2021
991050	REPAIR/RRF	2,000	08/13/1999
B969575	REMODEL	30	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2419/0373	12/17/2020	WD	Q	I	05	1,650,000
GRANTOR: CMCWH LLC						
GRANTEE: BYRNES HOSPITALITY						
1997/1836	8/12/2015	WD	Q	I	05	1,430,000
GRANTOR: DEB-BY ENTERPRISES IN						
GRANTEE: CMCWH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W26 BAS=[YR=1993] W10 S31 UOP=[YR=1993] S7 E36 N7 W36 $ E36 N25 W26 N6 $ S6 E26 N6 $ PTR= E15 FUS=[YR=1993] E9 FOP=[YR=1993] E27 S6 W27 N6 $ S6 E27 S25 FOP=[YR=1993] S7 W36 N7 E36 $ W36 N31 $ W15 $.

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	0825	BRICK	0	0	3	4	12.00	SF	12.50	12.50	100	1965	1965	3	46.6	70	
2	0825	BRICK	0	0	4	4	16.00	SF	12.50	12.50	100	1965	1965	3	46.6	93	
3	0825	BRICK	0	0	4	12	48.00	SF	12.50	12.50	100	1996	1996	3	91	546	
4	0825	BRICK	0	0	0	0	81.00	SF	12.50	12.50	100	1996	1996	3	91	921	
5	1241	WD DECK G	0	0	0	0	215.00	UT	11.50	11.50	100	1996	1996	3	24	593	
6	0648	LIGHTS-AV	0	0	0	0	10.00	UT	140.00	140.00	100	1997	1997	3	20	280	
7	0446	BOX FNC 6'	0	0	0	0	102.00	LF	20.00	20.00	100	1997	1997	3	20	408	
8	0825	BRICK	0	0	20	7	140.00	SF	12.50	12.50	100	2004	2004	3	96	1,680	
9	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
10	0469	VF LATTIC	0	0	0	0	12.00	SF	6.88	6.88	100	2004	2004	3	64	53	

TOTAL OB/XF 4,844

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	003910	C	HOTEL	0	0003	C-3	70.00	100.00	7,000.00	SF		1.00	1.00	1.00	45.00	45.00	315,000							

REVIEW DATE 12/16/2021 BY KK Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS