

BLOCK 268 LOTS 6 THRU 28
PT OR 815/1055
OR 856/1161 & OR 856/1171

AMELIA HARBOR VIEW, LLC/HAMPTON INN DOWNTOWN
C/O PARK PLACE HOSPITALITY GRP, 136 CORPORATE PARK DR
MOORESVILLE, NC 28117

2024

00-00-31-1800-0268-0060



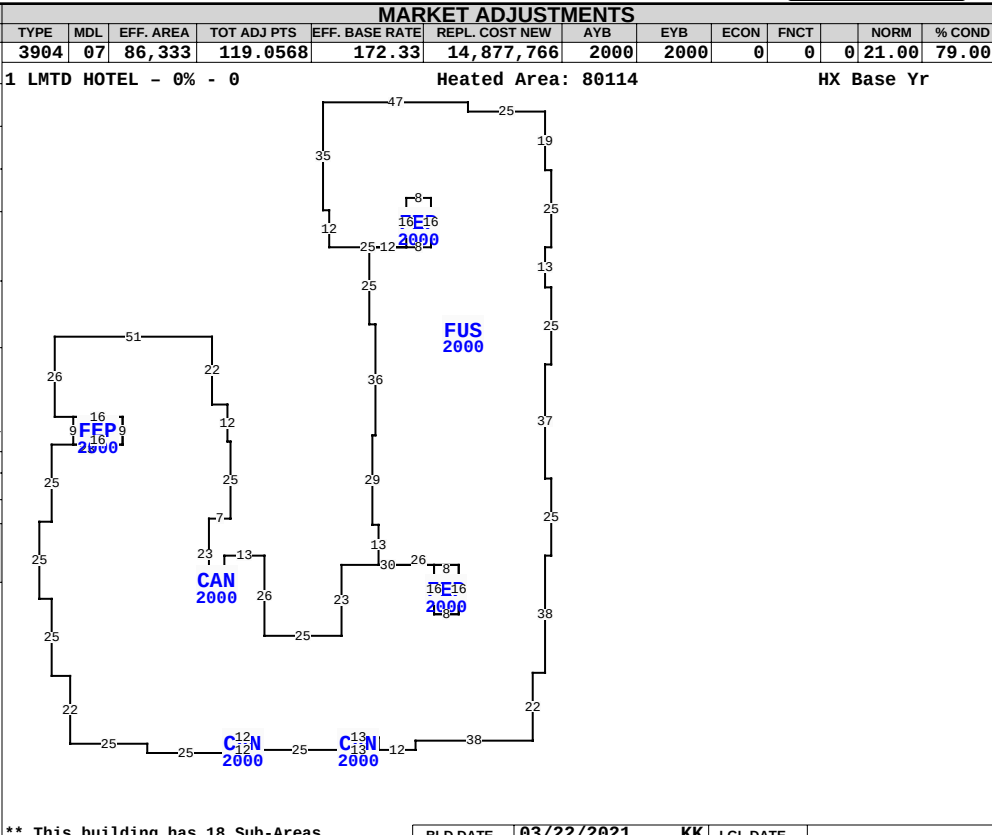
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	13 P-STRESS C 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	534 100
Frame	04 REIN CONC 100
Story Height	10 100
RMS	122 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	3900HOTELS AND MOTELS

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1005.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,369	100	10,369	1,411,643
CAN	30	30	9	1,225
CAN	48	30	14	1,906
CAN	52	30	16	2,178
CAN	9,502	30	2,851	388,137
CDN	708	35	248	33,763
FEP	128	70	90	12,253
FEP	128	70	90	12,253
FEP	144	70	101	13,750
FEP	1,737	70	1,216	165,547
TOTALS	95,044		86,333	11,753,435



** This building has 18 Sub-Areas

19 S 2ND ST, FERNANDINA BEACH

BLD DATE	03/22/2021	KK
XF DATE	03/22/2021	KK
INC DATE	04/24/2024	REA

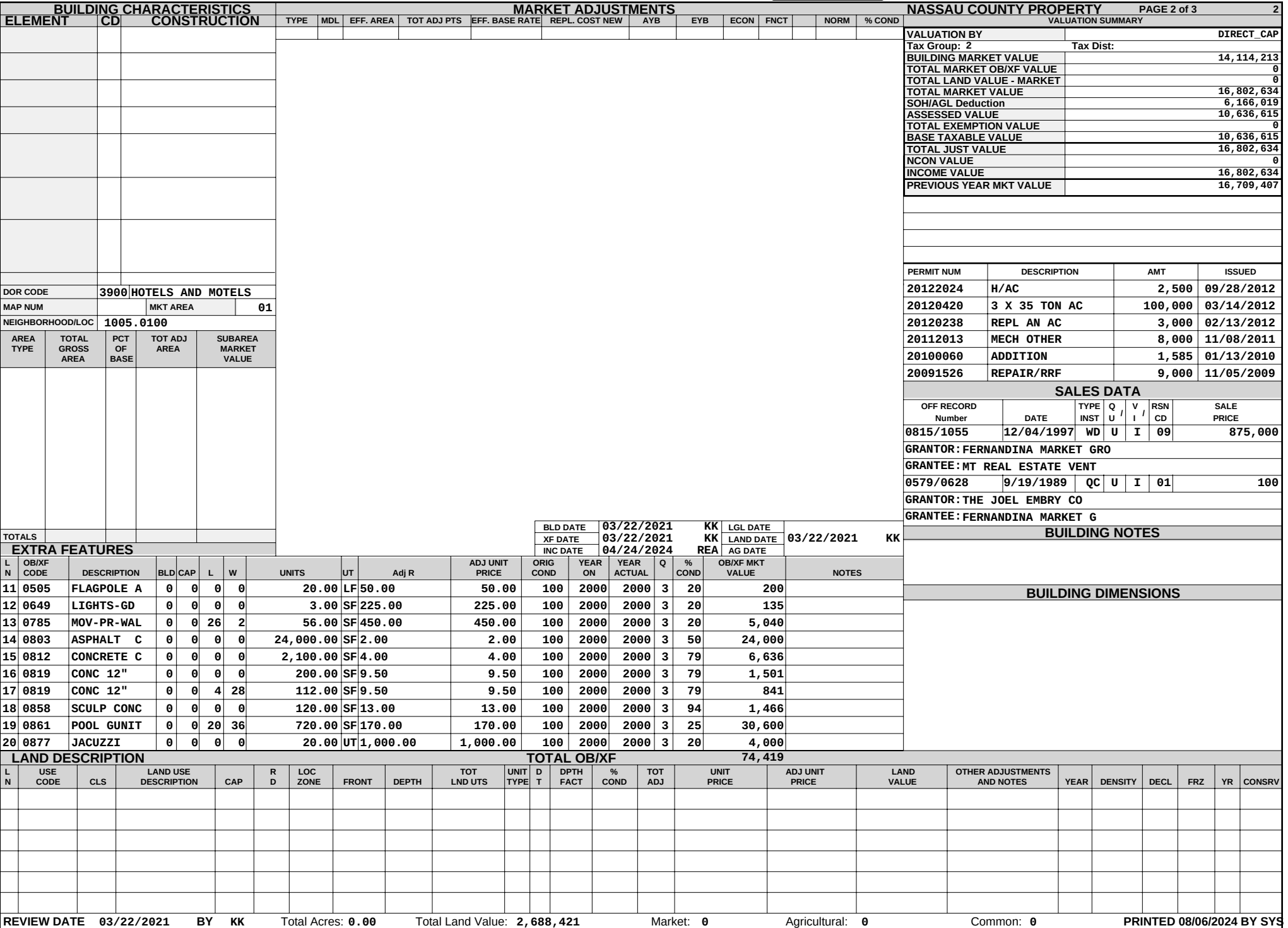
LGL DATE	03/22/2021	KK
LAND DATE	03/22/2021	KK
AG DATE		

EXTRA FEATURES							19 S 2ND ST, FERNANDINA BEACH				XF DATE INC DATE		03/22/2021 04/24/2024		RE AG DATE		03/22/2021		RE		
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	0090	AUTO DOOR	0	0	0	0	2.00		UT	2,500.00	2,500.00	100	2000	2000	3	20	1,000				
2	0097	AWNING CN	0	0	0	0	268.00		SF	65.00	65.00	100	2000	2000	3	40	6,968				
3	0400	CONC CURB	0	0	0	0	325.00		LF	15.00	15.00	100	2000	2000	3	84	4,095				
4	0402	CONC BUMPE	0	0	0	0	35.00		UT	25.00	25.00	100	2000	2000	3	84	735				
5	0410	ELEVATOR	0	0	0	0	2.00		UT	35,000.00	35,000.00	55	2000	2000	3	55	38,500				
6	0462	ST/AL FNC	0	0	3	46	138.00		SF	10.00	10.00	100	2000	2000	3	28	386				
7	0443	STK FNC 6'	0	0	0	0	50.00		LF	10.00	10.00	100	2000	2000	3	20	100				
8	0504	FP-ELECTRI	0	0	0	0	1.00		UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680				
9	0500	FP-PRE FAB	0	0	0	0	19.00		UT	3,500.00	3,500.00	100	2000	2000	3	84	55,860				
10	0500	FP-PRE FAB	0	0	0	0	1.00		UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940				

LAND DESCRIPTION															TOTAL OB/XF 112,264									
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-3	175.00	225.00	61,875.00	SF		1.00	1.00	0.75	60.00	45.00	2,673,505							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																						VALUATION BY					DIRECT_CAP							
																						Tax Group: 2					Tax Dist:							
																						BUILDING MARKET VALUE					14,114,213							
																						TOTAL MARKET OB/XF VALUE					0							
																						TOTAL LAND VALUE - MARKET					0							
																						TOTAL MARKET VALUE					16,802,634							
																						SOH/AGL Deduction					6,166,019							
																						ASSESSED VALUE					10,636,615							
																						TOTAL EXEMPTION VALUE					0							
																						BASE TAXABLE VALUE					10,636,615							
																						TOTAL JUST VALUE					16,802,634							
																						NCON VALUE					0							
																						INCOME VALUE					16,802,634							
																						PREVIOUS YEAR MKT VALUE					16,709,407							