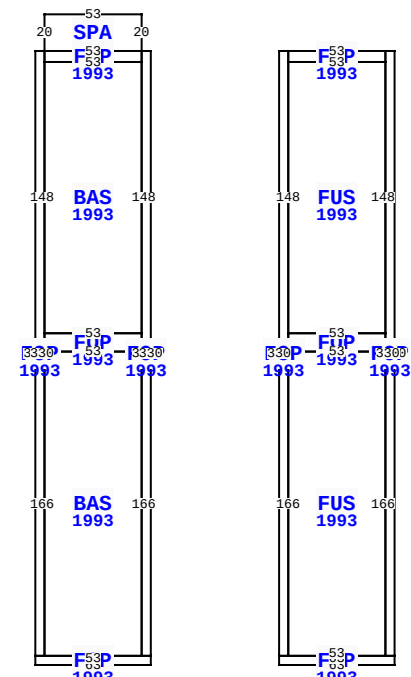


FLORIDA MOTEL INC
777 BRICKELL AVE, SUITE #5009229
MIAMI, FL 33131

2024

[illegible]



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		17	CB STUCCO 80		3901	07	36,077	82.6358	74.79	2,698,199	1974	1974	0	0	20	78.00	10.00	VALUATION BY					RECONCILE						
Exterior Wall		28	GLASS THRM 20		2 MOTEL - 0% - 0													Heated Area: 34344					HX Base Yr						
Roof Structure		12	REINFO/CON 100																										
Roof Cover		04	BUILT-UP 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 100																										
Ceiling		01	FIN.SUSPD 100																										
Air Condition		02	WINDOW 100																										
Heating Type		04	AIR DUCTED 100																										
Fixtures		300	100																										
Frame		03	MASONRY 100																										
Story Height			8 100																										
RMS			100 100																										
Units			100 100																										
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		01	Quality Level 01																										
DOR CODE		3900	HOTELS AND MOTELS																										
MAP NUM			MKT AREA				05																						
NEIGHBORHOOD/LOC		4001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	7,844	100	7,844	58,665																									
BAS	8,798	100	8,798	65,800																									
FOP	315	20	63	471																									
FOP	315	20	63	471																									
FOP	318	20	64	479																									
FOP	318	20	64	479																									
FOP	530	20	106	793																									
FOP	530	20	106	793																									
FOP	1,650	20	330	2,468																									
FOP	1,650	20	330	2,468																									
TOTALS	43,270		36,077	269,820																									
EXTRA FEATURES					852374 US HWY 17, YULEE																								
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												
11	0443	STK FNC 6'	0	0	0	0	256.00	LF	10.00	10.00	100	1983	1983	3	20	512													
12	0441	STK FNC 4'	0	0	0	0	52.00	LF	6.50	6.50	100	1983	1983	3	20	68													
13	1125	CB/STC 6"	0	0	0	0	50.00	SF	7.35	7.35	100	1983	1983	3	41	151													
14	0940	SHEDS/PORT	0	0	24	12	288.00	SF	31.50	31.50	100	1983	1983	3	20	1,814													
15	0940	SHEDS/PORT	0	0	20	20	400.00	SF	30.00	30.00	100	1983	1983	3	20	2,400													