

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

02-3N-26-0000-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
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		RECONCILE	
Exterior Wall	17	CB STUCCO 80		3901	07	18,494	108.2851	98.00	1,812,412	1983	1983	40	0	0	59.00	10.00	Tax Group: 4												Tax Dist:		164,183	
Exterior Wall	28	GLASS THRM 20		1 MOTEL - 0% - 0												Heated Area: 17596												BUILDING MARKET VALUE		100		
Roof Structure	13	P-STRESS C 100		HX Base Yr												TOTAL MARKET OB/XF VALUE												TOTAL LAND VALUE - MARKET		25,500		
Roof Cover	04	BUILT-UP 100														TOTAL MARKET VALUE												SOH/AGL Deduction		189,703		
Interior Wall	05	DRYWALL 50														ASSESSED VALUE												TOTAL EXEMPTION VALUE		0		
Interior Wall	08	DECORATIVE 50														BASE TAXABLE VALUE												TOTAL JUST VALUE		189,703		
Interior Floor	14	CARPET 100														NCON VALUE												INCOME VALUE		8		
Ceiling	01	FIN.SUSPD 100														PREVIOUS YEAR MKT VALUE														189,703		
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Fixtures	04	152 100																														
Frame	03	MASONRY 100																														
Story Height	8	100																														
RMS	52	100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality				02	Quality Level 02																											
DOR CODE				3900	HOTELS AND MOTELS																											
MAP NUM					MKT AREA				05																							
NEIGHBORHOOD/LOC				4001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT AREA	SUBAREA MARKET VALUE																												
BAS	8,798	100	8,798	86,220																												
FOP	583	20	117	1,147																												
FOP	583	20	117	1,147																												
FOP	830	20	166	1,627																												
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FUS	8,798	100	8,798	86,220																												
TOTALS				22,082		18,494	181,241																									
EXTRA FEATURES				852380 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																
1	0803	ASPHALT C	0	0	0	0		21,771.00	SF 0.40	0.40	100	1983	1983	3	50	4,354																
2	0505	FLAGPOLE A	0	0	0	0		1.00	LF 50.00	50.00	100	1994	1994	3	20	10																
3	0881	FOUNTAIN	0	0	0	0		1.00	UT 1,000.00	1,000.00	100	1994	1994	3	100	1,000																
4	0887	POOL FILTR	0	0	0	0		1.00	UT 650.00	650.00	100	1994	1994	3	20	130																
5	0402	CONC BUMPE	0	0	0	0		13.00	UT 25.00	25.00	100	1994	1994	3	76	247																
6	0861	POOL GUNIT	0	0	38	18		684.00	SF 8.50	8.50	100	1994	1994	3	20	1,163																
7	0845	KOOL DECK	0	0	0	0		1,600.00	SF 7.25	7.25	100	1994	1994	3	68	7,888																
8	0443	STK FNC 6'	0	0	0	0		122.00	LF 10.00	10.00	100	1998	1998	3	20	244																
9	0443	STK FNC 6'	0	0	0	0		240.00	LF 10.00	10.00	100	1998	1998	3	20	480																
10	0443	STK FNC 6'	0	0	0	0		80.00	LF 10.00	10.00	100	1999	1999	3	20	160																
LAND DESCRIPTION										TOTAL OB/XF										15,676												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			CHT	0.00	0.00	1.02	AC	1.00	1.00	1.00	25,000.00	25,000.00	25,500										
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