



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	11	SLATE 20
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		766 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		352 100
Stories	4.	4. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC				
1060.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36,554	100	36,554	5,078,996
CAN	8	30	2	278
CAN	8	30	2	278
CAN	12	30	4	556
CAN	51	30	15	2,084
CAN	80	30	24	3,335
CAN	189	30	57	7,920
CAN	189	30	57	7,920
CAN	336	30	101	14,034
CAN	490	30	147	20,425
TOTALS	173,803		162,580	22,589,678

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

390304162,580105.0168235.5038,287,59020212021000401.0059.00

5 FULL HOTEL - 0% - 0

Heated Area: 158167

HX Base Yr

BLD DATE

05/11/2022

KK

LGL DATE

05/11/2022

KK

INC DATE

04/24/2024

REA

05/11/2022

KK

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0803	ASPHALT C	0	0	0	0			
2	0855	CONC PAVER	0	0	0	0			
3	0400	CONC CURB	0	0	0	0			
4	0402	CONC BUMPE	0	0	0	0			
5	0972	ST LGHT UN	0	0	0	0			
6	0975	ST LT/ARM	0	0	0	0			
7	0505	FLAGPOLE A	0	0	0	0			
8	0810	CONCRETE A	0	0	0	0			
9	0920	CWALL-WD/M	0	0	0	0			
10	1127	BRICK 8"	0	0	0	0			

2700 ATLANTIC AVE, FERNANDINA BEACH													INC DATE		04/24/2024		REA		AG DATE	
UNITS		UT	Adj R	ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
10,082.00		SF	2.00	2.00		100	2021	2021	3	88	17,744									
4,975.00		SF	10.00	10.00		100	2021	2021	3	99	49,253									
937.00		LF	15.00	15.00		100	2021	2021	3	99	13,914									
4.00		UT	25.00	25.00		100	2021	2021	3	99	99									
5.00		UT	1,897.50	1,897.50		100	2021	2021	3	98	9,298									
2.00		UT	500.00	500.00		100	2021	2021	3	98	980									
30.00		LF	50.00	50.00		100	2021	2021	3	93	1,395									
390.00		SF	6.50	6.50		100	2021	2021	3	99	2,510									
212.00		LF	292.50	292.50		100	2021	2021	3	93	57,669									
83.00		SF	11.00	11.00		100	2021	2021	3	100	913									

NASSAU COUNTY PROPERTY									
PAGE 1 of 5									
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					25,436,164				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					25,436,164				
SOH/AGL Deduction					0				
ASSESSED VALUE					25,436,164				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					25,436,164				
TOTAL JUST VALUE					25,436,164				
NCON VALUE					0				
INCOME VALUE					25,436,164				
PREVIOUS YEAR MKT VALUE					25,077,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200109	SWIM POOL	498,750	10/27/2020
20200034	ROOF	569,500	08/28/2020
20190062	NEW CONSTR - MARR	32,694,520	08/26/2019
20163022	DEMOLITION	185,000	11/03/2016
20121341	REROOF	6,325	07/09/2012
20051972	H/AC	5,000	06/10/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2300/0154	8/23/2019	SW	U	V	30	5,460,000			
GRANTOR: AICC INC F/K/A GF/AME									
GRANTEE: MAIN BEACH SOJOURN									
0680/0847	5/07/1993	WD	U	I	07	100			
GRANTOR: UNICARE HOMES INC									
GRANTEE: GF/AMELIA ISLAND									

BUILDING NOTES									
BAS=[YR=2021] W44PT0=[YR=2021] W30S5E30N5S									
S5W30N5W64PT0=[YR=2021] W30S5E7 CAN=[YR=2021]									
E17N3W17S3N3E17S3E6N5 S5W30N5W87S5W6CAN=[YR=2021] W15N2									
W30S6E2E30N3E15N57S5E7E31S4E62 N4E30S4E64N4E3CAN=[YR=2021]									
S63E13 N63W13S6E13S63W7S9W2S13E2S9 CAN=[YR=2021]									
W6S56E13N56W7S6E7S56W16 S3W13N1CAN=[YR=2021] N12W28S12E28S									
W28S1W13N5W27CAN=[YR=2021] N79W13N64									
W16S64W7N15W38S50E38N15E20S59 E16S16CAN=[YR=2021]									
W7S70E7N70S70 E42CAN=[YR=2021] E10STR=[YR=2021] S5E7N5W7									
S6E17N7W27S7S7E27S10E29N3 CAN=[YR=2021] E8STR=[YR=2021]									
S5E6UOP=[YR=2021] E67N52E14N5W13S3W6N3W3S4 FST=[YR=2021]									
W7S7E7N7S7E3S41W62S5S N5W6S6E19N7W27S7S7E27S7E49N41									

[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		NORM	% COND	VALUATION SUMMARY										
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																								PREVIOUS YEAR MKT VALUE		25,077,000							
DOR CODE		3900	HOTELS AND MOTELS																					PERMIT NUM		DESCRIPTION		AMT		ISSUED			
MAP NUM			MKT AREA							01													9560 - B		REMODEL		3,500		01/30/1996				
NEIGHBORHOOD/LOC		1060.00																						7879		REMODEL		145,138		09/01/1993			
		AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																	6230		REPAIR/RRF		19,200		10/24/1990				
																							BP 4149		N/A		25,000		02/03/1987				
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