

IN OR 1782/1450
ESMT PT OR 1568/223
ESMT PT OR 1568/217

OM MAA SHARAN INC/
462577 STATE ROAD 200
YULEE, FL 32097

2024

44-2N-27-0000-0001-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	11	SLATE 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		214 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		62 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,071	100	11,071	1,358,065
FCP	1,152	20	230	28,214
FOP	24	20	5	613
FOP	28	20	6	736
FOP	36	20	7	859
FOP	72	20	14	1,718
FOP	510	20	102	12,513
FST	80	50	40	4,907
FST	80	50	40	4,907
FST	84	50	42	5,152
TOTALS	38,848		35,667	4,375,225

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	36,994.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	1,745.00	LF	15.00
3	0810	CONCRETE A	0	0	0	0	4,099.00	SF	6.50
4	0861	POOL GUNIT	0	0	0	0	640.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	1,181.00	SF	10.00
6	0878	SPA	0	0	0	0	1.00	UT	5,000.00
7	0422	CL FNC 4'	0	0	0	0	980.00	LF	15.00
8	1126	CB/STC 8"	0	0	36	0	216.00	SF	8.00
9	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003900	C	MOTEL	0	0004	CHT	0.00	0.00	121,096.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3904	07	35,667	95.2185	137.83	4,915,983	2008	2008	0	0	11.00	89.00
1 LMTD HOTEL - 0% - 0											
Heated Area: 33985 HX Base Yr											
** This building has 25 Sub-Areas											
462577 SR 200, YULEE											
BLD DATE	08/05/2020					KK	LGL DATE				
XF DATE	08/05/2020					KK	LAND DATE	08/05/2020			
INC DATE	04/24/2024					REA	AG DATE				

TOTAL OB/XF											
145,533											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003900	C	MOTEL	0	0004	CHT	0.00	0.00	121,096.00	SF	1.00

TOTAL OB/XF											
145,533											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003900	C	MOTEL	0	0004	CHT	0.00	0.00	121,096.00	SF	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		5,113,272	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		5,810,536	
SOH/AGL Deduction		2,413,754	
ASSESSED VALUE		3,396,782	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,396,782	
TOTAL JUST VALUE		5,810,536	
NCON VALUE		0	
INCOME VALUE		5,810,536	
PREVIOUS YEAR MKT VALUE		5,900,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21585	SWIM POOL	61,000	06/01/2008
M13707	MECH OTHER	0	03/01/2008
B20926	TEMP TRAILER	0	01/01/2008
E20289	ELEC OTHER	340,379	12/01/2007
R10171	REPAIR/RRF	115,000	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1782/1450	3/08/2012	WD	Q	I	02
GRANTOR: HMP PROPERTIES II LLC					
GRANTEE: OM MAA SHARAN INC					
1782/1354	3/08/2012	WD	U	I	11
GRANTOR: COMMUNITY SOUTH BANK					
GRANTEE: HMP PROPERTIES II L					

BUILDING NOTES									
BAS=[YR=2008] W63N4W27FOP=[YR=2008]									
N4W6FST=[YR=2008]N2W14S16E14N14S4E6SW6S8									
W14N14W9UST=[YR=2008]									
W15S38E7N3E5N19E3N16S16W3S19W5S3W7N37W30S13 W8FOP=[YR=2008]									
W10S21W5FCP=[YR=2008] N11W 36S32E36N21S10E5S21PTO=[YR=2008]									
S13E18N13W18E10N20W5N12E5N20S20W5S12E5S20E8S13E21PSTR=N16FST									
=[YR=2008]E8N10W8S10S16SPTR=N26E14FST=[YR=2008]E8N10W8S10SW1									
4S26SPTR=N 26E28FST=[YR=2008] E7N12W7S12SW28S26									
SE2FOP=[YR=2008]									
S4E7N4W7SE7S1E24FST=[YR=2008]E14FOP=[YR=2008]									
E6N6W6S6N18W14S18N18E14S12E33N4E63N8FST=[YR=2008]E11N10FOP=									
[YR=2008] E5N16W4S8W1S8S N8W11S18N18E12N8W1FST=[YR=2008] N18									

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