

**OCEAN COAST FERNANDINA LLC/
C/O KE ANDREWS & COMPANY, 2424 RIDGE RD
ROCKWELL, TX 75087**

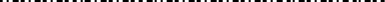
REVIEW DATE 10/12/2021 BY KK Total Acres: 0.00 Total Land Value: 1,384,556 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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00-00-30-0600-0001-0010

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 6																																				
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																		
Exterior Wall	17	CB STUCCO 100								3904	07	16,466	87.2825	127.43	2,098,262	1986	1995		0	0	0	32.00	68.00	VALUATION BY								DIRECT_CAP																								
Roof Structur	04	WOOD TRUSS 100								3 LMTD HOTEL - 0% - 2023														Heated Area: 15120														HX Base Yr																		
Roof Cover	03	COMP SHNGL 100																																				BUILDING MARKET VALUE														6,307,422				
Interior Wall	05	DRYWALL 100																																				TOTAL MARKET OB/XF VALUE														0				
Interior Floo	14	CARPET 90																																				TOTAL LAND VALUE - MARKET														0				
Interior Floo	11	CLAY TILE 10																																				TOTAL MARKET VALUE														7,691,978				
Ceiling	02	F.NOT SUS 100																																				SOH/AGL Deduction														0				
Air Condition	02	WINDOW 100																																				ASSESSED VALUE														7,691,978				
Heating Type	03	FORCED AIR 100																																				TOTAL EXEMPTION VALUE														0				
Fixtures	134	100																																				BASE TAXABLE VALUE														7,691,978				
Frame	03	MASONRY 100																																				TOTAL JUST VALUE														7,691,978				
Story Height		8 100																																				NCON VALUE														0				
RMS		44 100																																				INCOME VALUE														7,691,978				
Units		0 100																																				PREVIOUS YEAR MKT VALUE														12,000,000				
BUD8 Adjustme	02	DIST FB 100																																																						
Occupancy	00	NONE 100																																																						
Quality		02	Quality Level 02																																																					
DOR CODE		3900	HOTELS AND MOTELS																																																					
MAP NUM			MKT AREA																																																					
NEIGHBORHOOD/LOC		1060	00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	7,560	100	1993	7,560	655,092																																																			
CAN	763	30	1993	229	19,843																																																			
CAN	833	30	1993	250	21,663																																																			
CAN	883	30	1993	265	22,963																																																			
CAN	953	30	1993	286	24,783																																																			
FST	154	50	1993	77	6,672																																																			
FST	154	50	1993	77	6,672																																																			
FUS	7,560	100	1993	7,560	655,092																																																			
PTO	441	5	1993	22	1,906																																																			
PTO	441	5	1993	22	1,906																																																			
TOTALS		20,138			16,466	1,426,818																																																		
EXTRA FEATURES										2707 SADLER RD, FERNANDINA BEACH										BLD DATE 10/23/2018 KK										LGL DATE 04/21/2025 DC																										
																				XF DATE										LAND DATE																										
																				INC DATE 04/29/2025 REA										AG DATE																										
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																																								
21	0978	SECURTY LT	0	0	0	11.00	UT	450.00	450.00	100	1995	1995	3	36	1,782																																									
22	0976	DECORATIVE	0	0	0	6.00	UT	125.00	125.00	100	1995	1995	3	36	270																																									
23	0978	SECURTY LT	0	0	0	14.00	UT	450.00	450.00	100	1995	1995	3	36	2,268																																									
24	0976	DECORATIVE	0	0	0	1.00	UT	162.50	162.50	100	1995	1995	3	36	59																																									
25	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	1987	1987	3	24	607																																									
26	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	1995	1995	3	36	911																																									
27	0472	VF 2 RAIL	0	0	0	16.00	LF	15.00	15.00	100	2001	2001	3	52	125																																									
28	0427	CL FNC 10'	0	0	0	402.00	LF	13.51	13.51	100	2001	2001	3	52	2,824																																									
29	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	1995	1995	3	36	180																																									
30	0476	VF 6 SBPL	0	0	0	39.00	LF	42.56	42.56	100	2005	2005	3	64	1,062																																									
LAND DESCRIPTION										TOTAL OB/XF										10,088																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																

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