

LOTS 46 47 48 49 50 &
PARCEL IN SEC 20-3N-29
IN OR 2569/1679

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

2025

00-00-31-1460-0046-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY										PAGE 1 of 3								
ELEMENT		CD	CONSTRUCTION														VALUATION SUMMARY																			
Exterior Wall		17	CB STUCCO 100		3904	07	47,387	137.5619	200.84	9,517,205		2002	2002	0	0	35	20.00	45.00	VALUATION BY				DIRECT_CAP													
Roof Structur		12	REINFO/CON 100		1 LMTD HOTEL - 0% - 2023												Heated Area: 45828												HX Base Yr							
Roof Cover		04	BUILT-UP 90																										BUILDING MARKET VALUE				6,696,875			
Roof Cover		08	CLAY TILE 10																										TOTAL MARKET OB/XF VALUE				0			
Interior Wall		05	DRYWALL 100																										TOTAL LAND VALUE - MARKET				0			
Interior Floo		14	CARPET 90																										TOTAL MARKET VALUE				6,696,875			
Interior Floo		11	CLAY TILE 10																										ASSESSED VALUE				6,696,875			
Ceiling		02	F.NOT SUS 100																										TOTAL EXEMPTION VALUE				0			
Air Condition		03	CENTRAL 100																										BASE TAXABLE VALUE				6,696,875			
Heating Type		04	AIR DUCTED 100																										TOTAL JUST VALUE				6,696,875			
Fixtures			331 100																										NCON VALUE				0			
Frame		03	MASONRY 100																										INCOME VALUE				6,696,875			
Story Height			10 100														PREVIOUS YEAR MKT VALUE				9,500,000															
RMS			90 100																																	
Units			0 100																																	
Occupancy		00	NONE 100																																	
Quality			06 Quality Level 06																																	
DOR CODE			3900HOTELS AND MOTELS																																	
MAP NUM			MKT AREA														01																			
NEIGHBORHOOD/LOC			1060.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																												
BAS		13,045		100	2002	13,045		1,178,981																												
CAN		114		30	2002	34		3,073																												
CAN		114		30	2002	34		3,073																												
CAN		114		30	2002	34		3,073																												
CAN		160		30	2002	48		4,338																												
CAN		160		30	2002	48		4,338																												
CAN		190		30	2002	57		5,152																												
CAN		190		30	2002	57		5,152																												
CAN		190		30	2002	57		5,152																												
CAN		356		30	2002	107		9,671																												
TOTALS		48,493				47,387		282,742																												
EXTRA FEATURES						1997 S FLETCHER AVE, FERNANDINA BEACH												BLD DATE 06/30/2021		XF DATE 06/30/2021		INC DATE 04/29/2025		KK KK REA		LGL DATE		LAND DATE		AG DATE		04/21/2025		DC		
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		0097		AWNING CN		0	0	0	0	11.00		SF	65.00		65.00		100	2002	2002	3	40	286														
2		0400		CONC CURB		0	0	0	0	1,939.00		LF	15.00		15.00		100	2002	2002	3	85	24,722														
3		0410		ELEVATOR		0	0	0	0	2.00		UT	40,000.00		40,000.00		100	2002	2002	3	100	80,000														
4		0422		CL FNC 4'		0	0	0	0	300.00		LF	15.00		15.00		100	2002	2002	3	55	2,475														
5		0443		STK FNC 6'		0	0	0	0	42.00		LF	10.00		10.00		100	2002	2002	3	20	84														
6		0500		FP-PRE FAB		0	0	0	0	1.00		UT	3,500.00		3,500.00		100	2002	2002	3	85	2,975														
7		0785		MOV-PR-WAL		0	0	0	0	30.00		SF	450.00		450.00		100	2002	2002	3	20	2,700														
8		0803		ASPHALT C		0	0	0	0	34,669.00		SF	2.00		2.00		100	2002	2002	3	50	34,669														
9		0810		CONCRETE A		0	0	14	12	168.00		SF	6.50		6.50		100	2002	2002	3	80	874														
10		0812		CONCRETE C		0	0	0	0	3,950.00		SF	4.00		4.00		100	2002	2002	3	80	12,640														
LAND DESCRIPTION						TOTAL OB/XF												161,425																		
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				
1		003910		C	HOTEL		0	0003	C-1	0.00	0.00	82,764.00		SF		1.00	1.00	1.00	55.00		55.00		4,552,020													
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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																															
																			VALUATION BY		DIRECT_CAP																													
																			Tax Group: 2		Tax Dist:																													
																			BUILDING MARKET VALUE		6,696,875																													
																			TOTAL MARKET OB/XF VALUE		0																													
																			TOTAL LAND VALUE - MARKET		0																													
																			TOTAL MARKET VALUE		6,696,875																													
																			SOH/AGL Deduction		0																													
																			ASSESSED VALUE		6,696,875																													
																			TOTAL EXEMPTION VALUE		0																													
																			BASE TAXABLE VALUE		6,696,875																													
																			TOTAL JUST VALUE		6,696,875																													
																			NCON VALUE		0																													
																			INCOME VALUE		6,696,875																													
																			PREVIOUS YEAR MKT VALUE		9,500,000																													
DOR CODE		3900	HOTELS AND MOTELS																PERMIT NUM		DESCRIPTION				AMT		ISSUED																							
MAP NUM			MKT AREA						01																20091214		SIGN				6,534		09/11/2009																	
NEIGHBORHOOD/LOC		1060	00																20091023		ELEC OTHER				1,000		08/03/2009																							
																			20071014		TEMP POLE				15,000		06/06/2007																							
																			20070874		OTHER				33,200		05/21/2007																							
																			20070767		H/AC				5,000		05/02/2007																							
																			020647		SIGNS				12,000		04/15/2002																							
																			SALES DATA																															
																			OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE																			
																			2569/1679		6/09/2022		SW		Q		I		01		20,000,000																			
																			GRANTOR:RRG OF AMELIA INC																															
																			GRANTEE:AMELIA FERNANDINA L																															
																			0840/1473		7/13/1998		WD		U		I		12		1,100,000																			
																			GRANTOR:FLORA D INC F/K/A C G																															
																			GRANTEE:RRG OF AMELIA INC																															
TOTALS																			BLD DATE		06/30/2021		KK		LGL DATE				04/21/2025		DC																			
																			XF DATE		06/30/2021		KK		LAND DATE																									
																			INC DATE		04/29/2025		KK REA		AG DATE																									
EXTRA FEATURES																			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		0845		KOOL DECK		0 0		0 0		1,948.00		SF		7.25		7.25		100		2002		2002		3		80		11,298			
																			12		0861		POOL GUNIT		0 0		18 36		648.00		SF		195.50		195.50		100		2002		2002		3		27		34,205			
																			13		0877		JACUZZI		0 0		0 0		2.00		UT		1,000.00		1,000.00		100		2002		2002		3		20		400			
																			14		0920		CWALL -WD/M		0 0		0 0		284.00		LF		390.00		390.00		100		2002		2002		3		20		22,152			
																			15		0940		SHEDS/PORT		0 0		25 12		300.00		SF		30.00		30.00		100		2002		2002		3		20		1,800			
																			16		0966		FIRE SPRNK		0 0		0 0		46,903.00		SF		3.00		3.00		100		2002		2002		3		80		112,567			
																			17		0972		ST LGHT UN		0 0		0 0		10.00		UT		3,162.50		3,162.50		100		2002		2002		3		55		17,394			
																			18		0975		ST LT/ARM		0 0		0 0		1.00		UT		500.00		500.00		100		2002		2002		3		55		275			
																			19		0471		VINYL FNC		0 0		0 0		16.00		LF		32.00		32.00		100		2012		2012		3		81		415			
																			20		0505		FLAGPOLE A		0 0		0 0		18.00		LF		50.00		50.00		100		2005		2005		3		22		198			
LAND DESCRIPTION																			TOTAL OB/XF		200,704																													
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																						
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