BLK 3 LOTS 3,4 & N 5FT OF LOT
5 OF OCEAN CITY NORTH PORTION
R/P PBK 2/38 & PT OF LOT 19 OF

MY BEACHFRONT FLORIDA LLC
3408 35TH AVENUE SW
SEATTLE, WA 98126

2025

00-00-31-1520-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		4 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

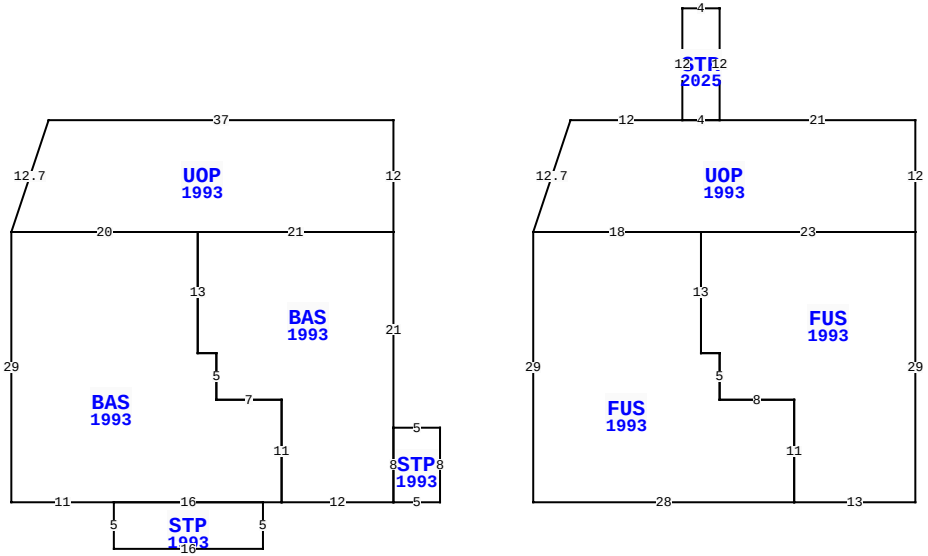
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	1993	500	74,835
BAS	689	100	1993	689	103,123
FUS	547	100	1993	547	81,869
FUS	642	100	1993	642	96,089
STP	40	10	1993	4	599
STP	80	10	1993	8	1,197
STR	48	10	2025	5	749
UOP	468	20	1993	94	14,069
UOP	468	20	1993	94	14,069
TOTALS	3,482			2,583	386,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	01	2,583	113.9040	166.30	429,553	1941	2010	0	0	0	10.00	90.00

1 LMTD HOTEL – 0% - 2023 Heated Area: 2378 HX Base Yr



441 FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 MLU
INC DATE	04/30/2025 REA	AG DATE	

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	2,500.00	SF	4.00	4.00	100	1970	1970	3	20	2,000	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,771,808
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,771,808
SOH/AGL Deduction	604,424
ASSESSED VALUE	2,167,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,167,384
TOTAL JUST VALUE	2,771,808
NCON VALUE	6,620
INCOME VALUE	2,771,808
PREVIOUS YEAR MKT VALUE	2,665,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220327	BLDG 2 REMODEL	165,370	03/28/2023
20220326	BLDG 1 REMODEL	414,289	03/28/2023
20220030	DEMOLITION	7,500	03/10/2022
20190094	REMODEL	225,017	11/05/2019
20182121	REMODEL	80,000	06/21/2018
20120512	4 NEW WINDOWS	1,950	03/28/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0422	2/24/2022	WD	Q	I	01	2,700,000
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MY BEACHFRONT FLORI						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=unit:A1;ORIG=-24,0] S29 E11 E16 E2 N11 W7 N5 W2 N13 W20 $
FUS=[YR=1993;LABEL=unit:A3;ORIG=32,0] S29 E28 N11 W8 N5 W2 N13 W18 $
FUS=[YR=1993;LABEL=unit:A4;ORIG=50,0] E23 S29 W13 N11 W8 N5 W2 N13 $
BAS=[YR=1993;LABEL=unit:A2;ORIG=-4,0] E21 S21 S8 W12 N11 W7 N5 W2 N13 $
UOP=[YR=1993;ORIG=32,0] U12R4 E12 E4 E21 S12 W23 W18 $
UOP=[YR=1993;ORIG=-24,0] U12R4 E37 S12 W21 W20 $
STP=[YR=1993;ORIG=-13,29] S5 E16 N5 W16 $
STR=[YR=2025;ORIG=48,-12] E4 N12 W4 S12 $

LAND DESCRIPTION

TOTAL OB/XF 2,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		R-3	132.00	150.00	139.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,042,500							

REVIEW DATE 03/04/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLK 3 LOTS 3,4 & N 5FT OF LOT
5 OF OCEAN CITY NORTH PORTION
R/P PBK 2/38 & PT OF LOT 19 OF

MY BEACHFRONT FLORIDA LLC
3408 35TH AVENUE SW
SEATTLE, WA 98126

2025

00-00-31-1520-0003-0030

BUILDING CHARACTERISTICS

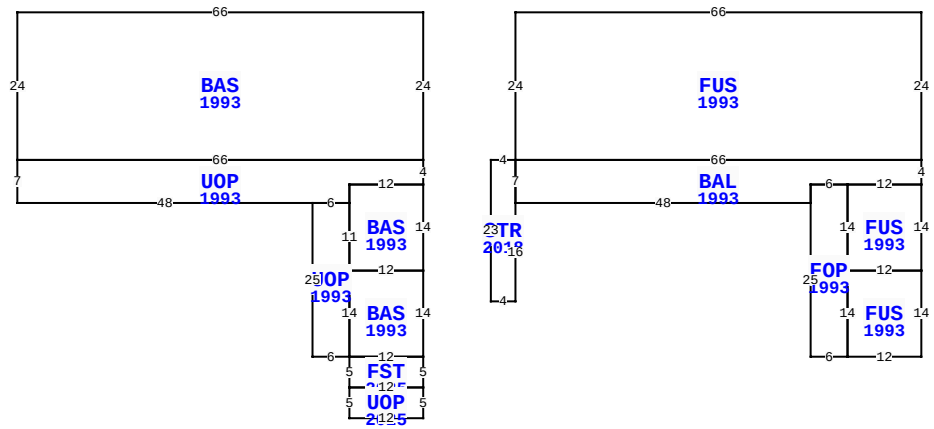
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		10 100
Bathrooms		10 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	408	15	1993	61	7,961
BAS	168	100	1993	168	21,927
BAS	168	100	1993	168	21,927
BAS	1,584	100	1993	1,584	206,741
FOP	168	30	1993	50	6,526
FST	60	55	2025	33	4,307
FUS	168	100	1993	168	21,927
FUS	168	100	1993	168	21,927
FUS	1,584	100	1993	1,584	206,741
STR	92	10	2018	9	1,175
TOTALS	5,204			4,120	537,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	01	4,120	99.3300	145.02	597,482	1941	2010	0	0	0	10.00	90.00

2 LMTD HOTEL – 0% - 2023 Heated Area: 3840 HX Base Yr



** This building has 13 Sub-Areas

441 FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 MLU
INC DATE	04/30/2025 REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,771,808
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,771,808
SOH/AGL Deduction	604,424
ASSESSED VALUE	2,167,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,167,384
TOTAL JUST VALUE	2,771,808
NCON VALUE	6,620
INCOME VALUE	2,771,808
PREVIOUS YEAR MKT VALUE	2,665,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110961	REMODEL	1,500	06/14/2011
20110927	REMODEL	1,000	06/08/2011
20110798	REMODEL	10,000	05/24/2011
20110395	DEMOLITION	1,000	03/21/2011
20081228	REPAIR/RRF	1,000	08/01/2008
20071825	REPAIR/RRF	5,800	09/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0422	2/24/2022	WD	Q	I	01	2,700,000
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MY BEACHFRONT FLORI						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

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

BUILDING DIMENSIONS

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BAS=[YR=1993;LABEL=units:C4-C6;ORIG=0,0] W66 S24 E66 N24 $
FUS=[YR=1993;LABEL=units:C1-C3;ORIG=15,0] E66 S24 W66 N24 $
UOP=[YR=1993;ORIG=-66,24] S7 E48 E6 N3 E12 N4 W66 $
BAL=[YR=1993;ORIG=81,24] S4 W12 W6 S3 W48 N7 E66 $
BAS=[YR=1993;LABEL=unit:B3;ORIG=-12,42] E12 N14 W12 S3 S11 $
FUS=[YR=1993;LABEL=unit:B1;ORIG=81,28] S14 W12 N14 E12 $
FOP=[YR=1993;ORIG=69,56] W6 N25 N3 E6 S14 S14 $
FUS=[YR=1993;LABEL=unit:B2;ORIG=69,42] E12 S14 W12 N14 $
BAS=[YR=1993;LABEL=unit:B4;ORIG=-12,42] E12 S14 W12 N14 $
UOP=[YR=1993;ORIG=-18,31] S25 E6 N14 N11 W6 $
STR=[YR=2018;ORIG=15,31] S16 W4 N23 E4 S7 $
PTR=[ORIG=0,0] E15 W15 $
```

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/04/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS