

BLOCK 3 LOTS 1 & 2
IN OR 1370/698
ESMT OR 1542/472

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

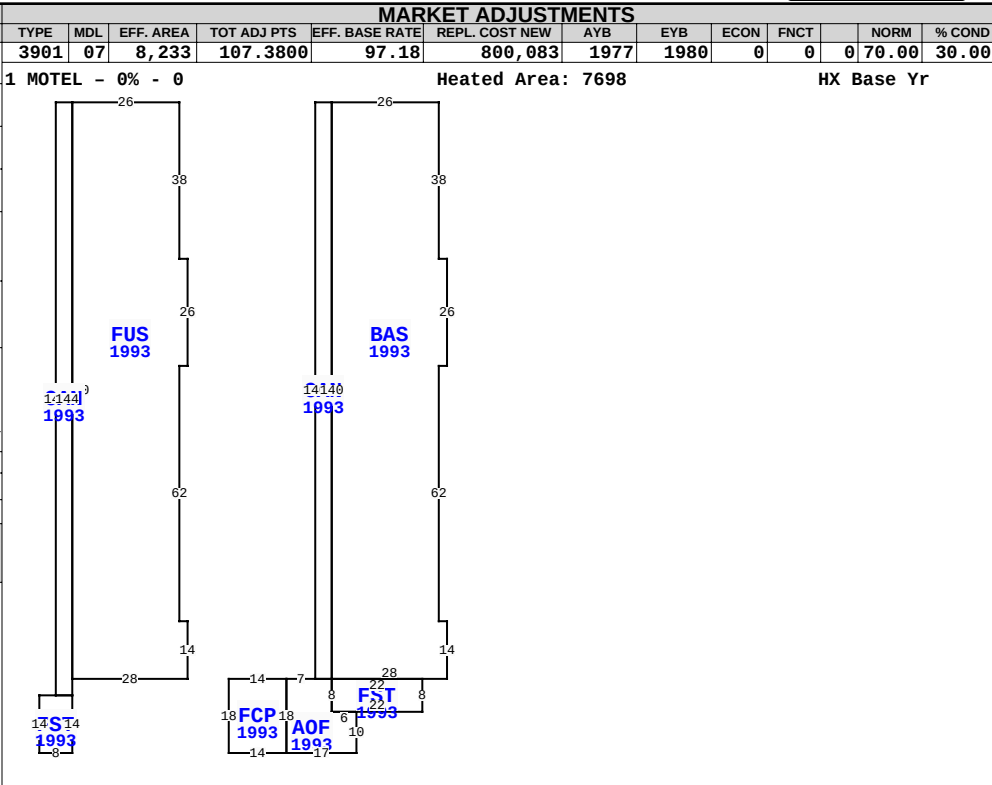
00-00-31-1720-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	69	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Units		20 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	258	100	1993	258	7,522
BAS	3,720	100	1993	3,720	108,453
CAN	560	30	1993	168	4,898
CAN	576	30	1993	173	5,044
FCP	252	20	1993	50	1,458
FST	112	50	1993	56	1,633
FST	176	50	1993	88	2,566
FUS	3,720	100	1993	3,720	108,453



TOTALS	9,374			8,233	240,025
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	8,310.00	SF	2.00	2.00
2	0861	POOL GUNIT	0	0	44	24	1,056.00	SF	85.00	85.00
3	0803	ASPHALT C	0	0	0	0	2,052.00	SF	2.00	2.00
4	0812	CONCRETE C	0	0	0	0	1,599.00	SF	4.00	4.00
5	0400	CONC CURB	0	0	0	0	157.00	LF	15.00	15.00
6	0402	CONC BUMPE	0	0	0	0	31.00	UT	25.00	25.00
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00
9	0423	CL FNC 5'	0	0	0	0	131.00	LF	6.85	6.85
11	0462	ST/AL FNC	0	0	0	0	440.00	SF	10.00	10.00

BLD DATE	04/04/2025	KW	LGL DATE	
XF DATE	04/04/2025	KW	LAND DATE	03/03/2020
INC DATE	04/29/2025	REA	AG DATE	

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	8,310.00	SF	2.00	2.00
2	0861	POOL GUNIT	0	0	44	24	1,056.00	SF	85.00	85.00
3	0803	ASPHALT C	0	0	0	0	2,052.00	SF	2.00	2.00
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8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00
9	0423	CL FNC 5'	0	0	0	0	131.00	LF	6.85	6.85
11	0462	ST/AL FNC	0	0	0	0	440.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	003900	C	MOTEL	0	0006	R-3	100.00	400.00	48,362.00	SF

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	8,310.00	SF	2.00	2.00
2	0861	POOL GUNIT	0	0	44	24	1,056.00	SF	85.00	85.00
3	0803	ASPHALT C	0	0	0	0	2,052.00	SF	2.00	2.00
4	0812	CONCRETE C	0	0	0	0	1,599.00	SF	4.00	4.00
5	0400	CONC CURB	0	0	0	0	157.00	LF	15.00	15.00
6	0402	CONC BUMPE	0	0	0	0	31.00	UT	25.00	25.00
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00
9	0423	CL FNC 5'	0	0	0	0	131.00	LF	6.85	6.85
11	0462	ST/AL FNC	0	0	0	0	440.00	SF	10.00	10.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			3,151,576
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			3,151,576
SOH/AGL Deduction			1,138,128
ASSESSED VALUE			2,013,448
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,013,448
TOTAL JUST VALUE			3,151,576
NCON VALUE			6,240
INCOME VALUE			3,151,576
PREVIOUS YEAR MKT VALUE			3,072,019

BEACH SIDE MOTEL __ 20 UNITS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190001	REMODEL	14,000	01/09/2019
20183904	REPAIR/RRF	125,270	11/15/2018
20160968	POLYGLASS ROOF CO	11,000	04/08/2016
20130653	REPAIR/RRF	11,600	04/01/2013
20090548	ELEC OTHER	200	05/04/2009
B984588	REPAIR/RRF	34,000	11/30/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/0698	11/30/2005	WD U	I	I	12	2,550,000
GRANTOR: KIGHT JERRY E & JOY L						
GRANTEE: FERNANDINA BEACH RE						
0693/0514	12/02/1993	QC Q	I	I	06	100
GRANTOR: KIGHT JERRY E						
GRANTEE: KIGHT JERRY & JOY						

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=1993] W2 N38 W26 CAN=[YR=1993] W4 S140 AOF=[YR=1993] W7 FCP=[YR=1993] W14 S18 E14 N18\$ S18 E17 N10 W6 N8 W4\$ E4 N140 \$ S140 FST=[YR=1993] S8 E22 N8 W22\$ E28 N14 W2 N62 E2 N26 \$ PTR=W63 FUS=[YR=1993] W2 N38 W26 CAN=[YR=1993] W4 S144 FST=[YR=1993] W4 S14 E8 N14 W4\$ E4 N144\$ S140 E28 N14 W2 N62 E2 N26\$ E63\$.										

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