BLOCK 13 LOTS 6 TO 9 INC
N24 FT OF 10 11 12 13 14
IN OR 1683/1561

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

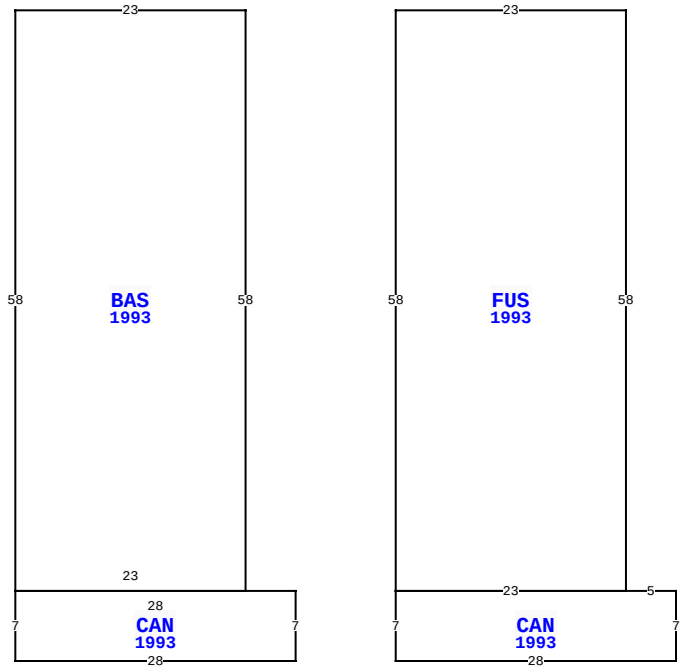
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		43 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		17 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1993	1,334	248,610
CAN	196	30	1993	59	10,995
CAN	196	30	1993	59	10,995
FUS	1,334	100	1993	1,334	248,610
TOTALS	3,060			2,786	519,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	04	2,786	147.0269	217.97	607,264	1882	1995	0	0	0	14.50	85.50

1 BED & BRKT – 0% - 0 Heated Area: 2668 HX Base Yr



22 S 3RD ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE		
XF DATE	07/14/2021	KK	LAND DATE	03/27/2025	DC
INC DATE	04/23/2024	REA	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,813,050
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,813,050
SOH/AGL Deduction	333,998
ASSESSED VALUE	2,479,052
TOTAL EXEMPTION VALUE	HI 0
BASE TAXABLE VALUE	2,479,052
TOTAL JUST VALUE	2,813,050
NCON VALUE	0
INCOME VALUE	2,813,050
PREVIOUS YEAR MKT VALUE	2,813,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210055	REPAIR/RRF	0	02/17/2021
20130873	REMODEL	500	04/23/2013
20131533	GAS	200	04/02/2013
20121221	TRELLIS	10,000	02/22/2012
20111018	SIGN	350	06/23/2011
20110541	ELEC OTHER	200	04/13/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/1561	6/19/2010	WD	U	I	12	750,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: FLORIDA HOUSE INN O						
1677/0112	3/17/2010	WD	U	I	12	904,300
GRANTOR: FLORIDA HOUSE INN LLC						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S58 CAN=[YR=1993] S7 E28 N7 W28 $ E23 N58 $ PTR= E15 FUS=[YR=1993] E23 S58 CAN=[YR=1993] E5 S7 W28 N7 E23 $ W23 N58 $ W15 $.

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	0966	FIRE SPRNK	0	0	0	0	2,668.00	SF	3.00	3.00	100	1991	1991	3	60	4,802	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200	
3	1242	WD DECK A	0	0	57	5	285.00	SF	10.00	10.00	100	2001	2001	3	20	570	
4	1242	WD DECK A	0	0	59	5	295.00	SF	14.50	14.50	100	2001	2001	3	20	856	
5	1242	WD DECK A	0	0	14	5	70.00	SF	10.00	10.00	100	1990	1990	3	20	140	
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
7	0142	BAR TOP A	0	0	0	0	22.00	LF	165.00	165.00	100	1980	1980	3	20	726	
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1980	1980	3	20	160	
9	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1991	1991	3	20	160	
10	0966	FIRE SPRNK	0	0	0	0	5,330.00	SF	3.00	3.00	100	1991	1991	3	60	9,594	

TOTAL OB/XF 18,008

LAND DESCRIPTION

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	003910	C	HOTEL	0	0003	C-3	124.00	125.00	15,500.00	SF		1.00	1.00	1.00	65.00	65.00	1,007,500							

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.36 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 13 LOTS 6 TO 9 INC
N24 FT OF 10 11 12 13 14
IN OR 1683/1561

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0060

BUILDING CHARACTERISTICS

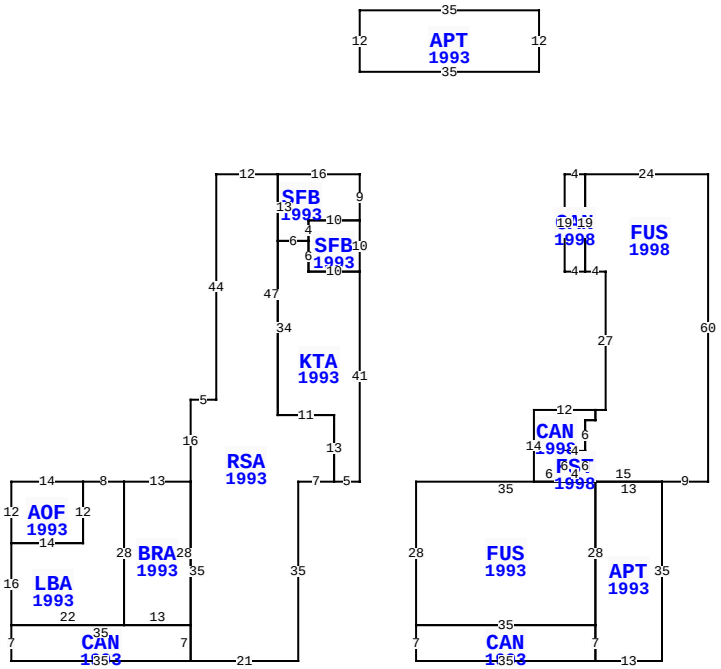
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		75 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		20 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	168	100	1993	168	31,168
APT	420	100	1993	420	77,921
APT	455	100	1993	455	84,414
BRA	364	110	1993	400	74,211
CAN	245	30	1993	74	13,729
CAN	245	30	1993	74	13,729
CAN	76	30	1998	23	4,267
CAN	120	30	1998	36	6,679
FST	24	50	1998	12	2,226
FUS	980	100	1993	980	181,816
TOTALS	7,368			7,127	1,322,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	04	7,127	146.3700	216.99	1,546,488	1900	1995	0	0	0	14.50	85.50

2 BED & BRKT – 0% - 0 Heated Area: 6604 HX Base Yr



** This building has 16 Sub-Areas

22 S 3RD ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	03/27/2025 DC
INC DATE	04/23/2024	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,813,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,813,050
SOH/AGL Deduction		333,998
ASSESSED VALUE		2,479,052
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		2,479,052
TOTAL JUST VALUE		2,813,050
NCON VALUE		0
INCOME VALUE		2,813,050
PREVIOUS YEAR MKT VALUE		2,813,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102055	ELEC OTHER	2,500	12/01/2010
20101868	ELEC OTHER	800	10/28/2010
20101814	OTHER	850	10/20/2010
20101811	OTHER	1,420	10/19/2010
20101211	REPAIR/RRF	15,000	07/26/2010
20101197	REPAIR/RRF	14,000	07/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/1561	6/19/2010	WD	U	I	12	750,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: FLORIDA HOUSE INN O						
1677/0112	3/17/2010	WD	U	I	12	904,300
GRANTOR: FLORIDA HOUSE INN LLC						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W16 RSA=[YR=1993] W12 S44 W5 S16
BRA=[YR=1993] W13 LBA=[YR=1993] W8 AOF=[YR=1993] W14 S12
E14 N12 $ S12 W14 S16 CAN=[YR=1993] S7 E35 N7 W35 $ E22 N28
$ S28 E13 N28 $ S35 E21 N35 E7 N13 W11 N47 $ S13
KTA=[YR=1993] S34 E11 S13 E5 N41 W10 N6 W6 $ E6
SFB=[YR=1993] S6 E10 N 10 W10 S4 $ N4 E10 N9 $ PTR= E40
CAN=[YR=1998] E4 FUS=[YR=1998] E24 S60 W9 APT=[YR=1993]
S35 W13 CAN=[YR=1993] W35 N7 E35 S7 $ N7 FUS=[YR=1993] W35
N28 E35 S28 $ N28 E13$ W15 FST=[YR=1998] N6 W4 S6 E4 $ N6
CAN=[YR=1998] N6 E2 N2 W12 S14 E6 N6 E4 $ N6 E2 N2 E2 N27 W4
N19 $ S19 W4 N19 $ W40 $ PTR=N20 APT=[YR=1993] N12 E35 S12
W35$ S20$.

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
11	1242	WD DECK A	0	0	35	8	280.00	SF	10.00	10.00	100	1991	1991	3	20	560	
12	1242	WD DECK A	0	0	35	18	630.00	SF	10.00	10.00	100	1991	1991	3	20	1,260	
13	1242	WD DECK A	0	0	17	16	272.00	SF	10.00	10.00	100	1991	1991	3	20	544	
14	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2001	2001	3	20	64	
15	1241	WD DECK G	0	0	19	4	76.00	UT	11.50	11.50	100	2001	2001	3	28	245	
16	0966	FIRE SPRNK	0	0	0	0	980.00	SF	3.00	3.00	100	1998	1998	3	73	2,146	
17	1241	WD DECK G	0	0	34	4	136.00	UT	11.50	11.50	100	1998	1998	3	25	391	
18	1242	WD DECK A	0	0	27	8	216.00	SF	10.00	10.00	100	1998	1998	3	20	432	
19	0877	JACUZZI	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	1,000	
20	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1998	1998	3	73	365	

TOTAL OB/XF 7,007

LAND DESCRIPTION

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.36 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 13 LOTS 6 TO 9 INC
N24 FT OF 10 11 12 13 14
IN OR 1683/1561

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0013-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	07/14/2021	KK	LGL DATE		
XF DATE	07/14/2021	KK	LAND DATE	03/27/2025	DC
INC DATE	04/23/2024	REA	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,813,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,813,050
SOH/AGL Deduction		333,998
ASSESSED VALUE		2,479,052
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		2,479,052
TOTAL JUST VALUE		2,813,050
NCON VALUE		0
INCOME VALUE		2,813,050
PREVIOUS YEAR MKT VALUE		2,813,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081253	H/AC	2,500	08/05/2008
20060657	OTHER	500	03/31/2006
20052487	ADDITION	1,000	08/19/2005
20051195	H/AC	3,000	02/08/2005
20042223	REMODEL	2,000	11/29/2004
20041952	CHNGE SRVC	1,000	10/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1683/1561	6/19/2010	WD	U	I	12	750,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: FLORIDA HOUSE INN O						
1677/0112	3/17/2010	WD	U	I	12	904,300
GRANTOR: FLORIDA HOUSE INN LLC						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1991	1991	3	68	119	
22	0858	SCULP CONC	0	0	0	0	1,403.00	SF	13.00	13.00	100	1991	1991	3	86	15,686	
23	1242	WD DECK A	0	0	17	17	289.00	SF	10.00	10.00	100	1994	1994	3	20	578	
24	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	1998	1998	3	20	112	
25	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,234	
26	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1993	1993	3	64	312	
27	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	1994	1994	3	66	446	
28	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	1998	1998	3	73	1,827	
29	1242	WD DECK A	0	0	21	2	42.00	SF	10.00	10.00	100	2001	2001	3	20	84	
30	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2001	2001	3	20	64	

TOTAL OB/XF 20,462

LAND DESCRIPTION

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.36 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 13 LOTS 6 TO 9 INC
N24 FT OF 10 11 12 13 14
IN OR 1683/1561

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC
39 SEA MARSH RD
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2025

00-00-31-1800-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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		2,813,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,813,050
SOH/AGL Deduction		333,998
ASSESSED VALUE		2,479,052
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		2,479,052
TOTAL JUST VALUE		2,813,050
NCON VALUE		0
INCOME VALUE		2,813,050
PREVIOUS YEAR MKT VALUE		2,813,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020291	ADDITION	1,000	02/20/2002
20012715	REPAIR/RRF	2,000	12/31/2001
20010741	XFOB	1,000	04/23/2001
984301	XFOB	1,349	09/17/1998
983709	ADDITION	25,000	05/11/1998
7725	XFOB	350	05/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1683/1561	6/19/2010	WD	U	I	12	750,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: FLORIDA HOUSE INN O						
1677/0112	3/17/2010	WD	U	I	12	904,300
GRANTOR: FLORIDA HOUSE INN LLC						
GRANTEE: FIRST COAST COMMUNI						

BLD DATE	07/14/2021	KK	LGL DATE		
XF DATE	07/14/2021	KK	LAND DATE	03/27/2025	DC
INC DATE	04/23/2024	REA	AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS

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
31	0469	VF LATTIC	0	0	0	0	120.00	SF	5.50	5.50	100	2010	2010	3	76	502	
32	1076	TRELLIS A	0	0	15	6	90.00	SF	7.50	7.50	100	2012	2012	3	64	432	
33	0825	BRICK	0	0	0	0	2,089.00	SF	12.50	12.50	100	2012	2012	3	98	25,590	
34	1076	TRELLIS A	0	0	18	13	234.00	SF	7.50	7.50	100	2012	2012	3	64	1,123	
35	1128	BRICK 12"	0	0	0	0	36.00	SF	14.00	14.00	100	2012	2012	3	98	494	
36	1076	TRELLIS A	0	0	18	13	234.00	SF	7.50	7.50	100	2012	2012	3	64	1,123	

LAND DESCRIPTION

TOTAL OB/XF 29,264

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

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.36 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS