

BLOCK 13 LOTS 17 THRU 21
IN OR 1840/1103
CITY OF FDNA BEACH

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC/
1993 LARGO RD
JACKSONVILLE, FL 32207

2025

00-00-31-1800-0013-0170



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 60		
Interior Wall	06	CUST PANEL 40		
Interior Floo	14	CARPET 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		17 100		
Frame	03	MASONRY 100		
Story Height		10 100		
RMS		17 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1700OFFICE BUILDINGS			
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	3,183	100	1993	3,183	103,036
CAN	12	30	1993	4	130
CAN	15	30	1993	4	130
TOTALS	3,210			3,191	103,295

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	133.00	SF	6.50	6.50	
2	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	
3	0803	ASPHALT C	0	0	0	0	5,900.00	SF	2.00	2.00	
4	0810	CONCRETE A	0	0	24	14	336.00	SF	6.50	6.50	
5	0479	VF PICKET	0	0	0	0	30.00	LF	10.00	10.00	
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
8	0479	VF PICKET	0	0	0	0	88.00	LF	5.00	5.00	
9	0479	VF PICKET	0	0	0	0	33.00	LF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001700	C	1STORY OFF	0	0003	C-3	75.00	100.00	12,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	3,191	104.7280	147.14	469,524	1955	1975	0	0	0 78.00	22.00
1 OFFICE - 0% - 0											
Heated Area: 3183 HX Base Yr											
BAS 1993 CAN 1993											
31 S 4TH ST 1 & 2, FERNANDINA BEACH											

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	DC

TOTAL OB/XF											
7,707											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		103,295	
TOTAL MARKET OB/XF VALUE		7,707	
TOTAL LAND VALUE - MARKET		812,500	
TOTAL MARKET VALUE		923,502	
SOH/AGL Deduction		122,519	
ASSESSED VALUE		800,983	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		800,983	
TOTAL JUST VALUE		923,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		804,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130648	REPAIR/RRF	4,500	04/01/2013
20110617	XF0B	600	04/25/2011
20051420	REPAIR/RRF	1,000	03/17/2005
2002307	REPAIR/RRF	2,380	02/28/2000
10169B	XF0B	1,000	11/18/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1840/1103	2/15/2013	QC	U	I	11
GRANTOR: SALTMARSH ERNIE					
GRANTEE: FLORIDA HOUSE INN 0					
1720/0650	12/30/2010	WD	U	I	11
GRANTOR: HELLER STEVEN TRUSTEE					
GRANTEE: SALTMARSH ERNIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W107 S30 E51 CAN=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E51 N13 CAN=[YR=1993] N4 W3 S4 E3 \$ W3 N4 E3 N13 \$.											