

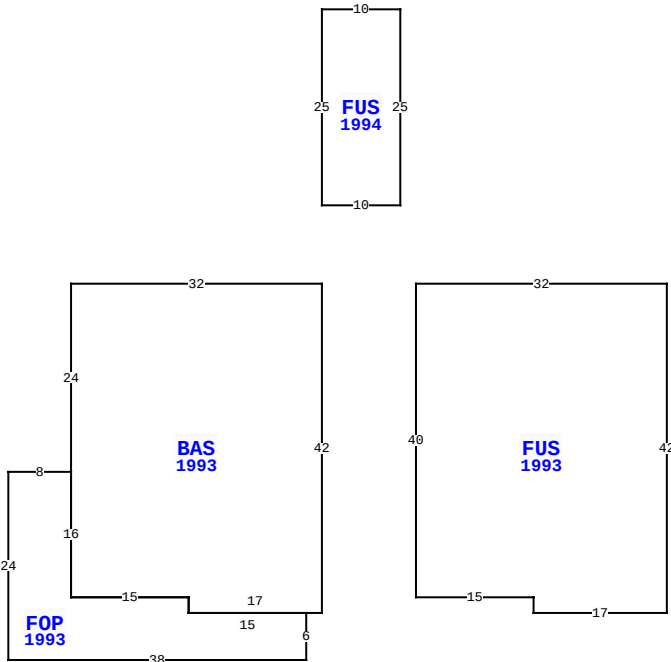
BLOCK 41 LOT 1 &
S 33FT OF LOT 8 IN OR 2685/989
CITY OF FDNA BEACH

BLUE HERON BNB LLC
C/O ELIZABETH M MOSES, 4710 SR 13 N
ST JOHNS, FL 32259

2025

00-00-31-1800-0041-0011



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																
Exterior Wall	30	VINYL 100		3902	11	2,999	153.6110	227.73	682,962	1904	1990		0		0	15.75	84.25	VALUATION BY					DIRECT_CAP										
Roof Structure	08	IRREGULAR 100		1 BED & BRKT - 0% - 2024										Heated Area: 2878					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	12	MODULAR MT 100												BUILDING MARKET VALUE					1,487,324														
Interior Wall	03	PLASTER 80												TOTAL MARKET OB/XF VALUE					0														
Interior Wall	05	DRYWALL 20												TOTAL LAND VALUE - MARKET					0														
Interior Floor	12	HARDWOOD 70												TOTAL MARKET VALUE					1,487,324														
Interior Floor	11	CLAY TILE 30												SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					1,487,324														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0														
Bedrooms	6	100												BASE TAXABLE VALUE					1,487,324														
Bathrooms	6.5	100												TOTAL JUST VALUE					1,487,324														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	2.5	2.5 100		INCOME VALUE					1,487,324																								
Units	0	100		PREVIOUS YEAR MKT VALUE					1,425,873																								
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			1005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,314	100	1993	1,314	252,107																												
FOP	402	30	1993	121	23,215																												
FUS	1,314	100	1993	1,314	252,107																												
FUS	250	100	1994	250	47,966																												
TOTALS			3,280			2,999	575,395																										
EXTRA FEATURES			102 S 7TH ST, FERNANDINA BEACH																														
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	0504	FP-ELECTRI	1	0	0	0	1.00	UT	2,000.00	2,000.00	100	1904	1904	3	20	400																	
2	0504	FP-ELECTRI	2	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400																	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1985	1985	3	20	160																	
4	0825	BRICK	0	0	5	3	15.00	SF	12.50	12.50	100	1992	1992	3	87	163																	
5	0825	BRICK	0	0	0	0	107.00	SF	12.50	12.50	100	1994	1994	3	89	1,190																	
6	0810	CONCRETE A	2	0	12	70	840.00	SF	6.50	6.50	100	1999	1999	3	75	4,095																	
7	1243	WD DECK F	0	0	5	35	175.00	SF	8.00	8.00	100	1994	1994	3	20	280																	
8	0861	POOL GUNIT	2	0	27	15	405.00	SF	85.00	85.00	100	2002	2002	3	27	9,295																	
9	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1994	1994	3	20	96																	
10	0845	KOOL DECK	2	0	0	0	1,014.00	SF	9.43	9.43	100	2002	2002	3	80	7,646																	
LAND DESCRIPTION										TOTAL OB/XF										24,725													
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-3	50.00	100.00	5,000.00	SF	1.00	1.00	1.00	45.00	45.00	225,000																
2	000100	C	RES		0	0003	C-3	50.00	100.00	5,000.00	SF	1.00	1.00	1.00	45.00	45.00	225,000																
3	000100	C	RES		0	0003	C-3	33.00	100.00	3,300.00	SF	1.00	1.00	1.00	45.00	45.00	148,500																
REVIEW DATE	02/27/2025		BY	KWA		Total Acres:	0.00		Total Land Value:	0		Market:	0		Agricultural:	0		Common:	0		PRINTED 07/30/2025 BY SYS												

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