BLOCK 46 LOT E25 FT OF 1 &
ALL OF LOT 8 PT OR 2419/373
CITY OF FDNA BEACH

BYRNES HOSPITALITY COMPANY
D/B/A AI WILLIAMS HOUSE, 103 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0046-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		5 100
Bathrooms		3.5 100
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

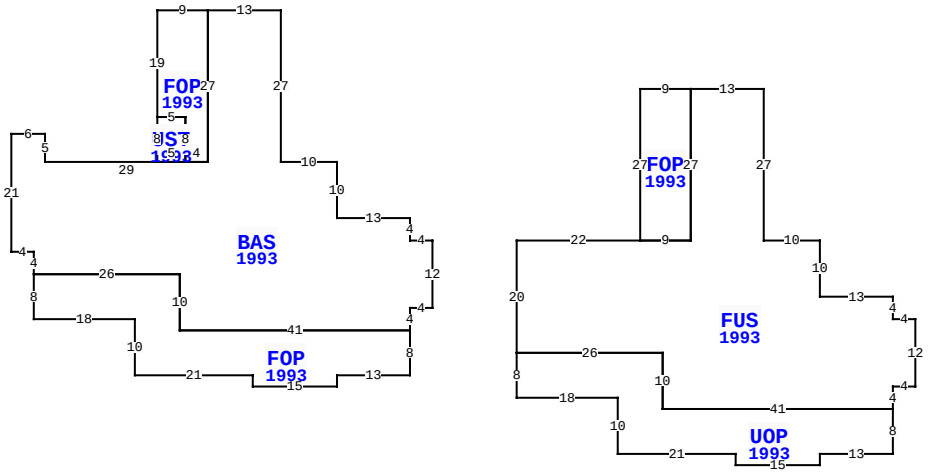
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,113	100	1993	2,113	266,743
FOP	203	30	1993	61	7,701
FOP	243	30	1993	73	9,215
FOP	646	30	1993	194	24,490
FUS	2,019	100	1993	2,019	254,877
UOP	646	20	1993	129	16,285
UST	40	45	1993	18	2,272
TOTALS	5,910			4,607	581,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	01	4,607	103.8450	153.95	709,248	1900	1980	0	0	0	18.00	82.00

1 BED & BRKT – 0% - 0 Heated Area: 4132 HX Base Yr



BLD DATE	10/09/2019	KK	LGL DATE
XF DATE	10/09/2019	KK	LAND DATE 03/27/2025 DC
INC DATE	04/23/2024	REA	AG DATE

103 S 9TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,243,030
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,243,030
SOH/AGL Deduction		135,523
ASSESSED VALUE		1,107,507
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,107,507
TOTAL JUST VALUE		1,243,030
NCON VALUE		0
INCOME VALUE		1,243,030
PREVIOUS YEAR MKT VALUE		1,243,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190019	XFOB	30,000	02/25/2019
20141677	H/AC	3,500	07/30/2014
20111217	REPAIR/RRF	9,000	07/26/2011
20110913	H/AC	2,500	06/07/2011
20033980	NEW CONSTR	8,000	10/10/2003
20033182	NEW CONSTR	260,000	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0373	12/17/2020	WD	Q	I	05	1,650,000
GRANTOR: CMCWH LLC						
GRANTEE: BYRNES HOSPITALITY						
1997/1836	8/12/2015	WD	Q	I	05	1,430,000
GRANTOR: DEB-BY ENTERPRISES IN						
GRANTEE: CMCWH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N4 W13 N10 W10 N27 W13 FOP=[YR=1993] W9 S19 UST=[YR=1993] S8 E5 N8 W5 $ E5 S8 E4 N27 $ S27 W29 N5 W6 S21 E4 S4 FOP=[YR=1993] S8 E18 S10 E21 S2 E15 N2 E13 N8 W41 N10 W26 $ E26 S10 E41 N4 E4 N12 $ PTR= E15 FUS=[YR=1993] E22 FOP=[YR=1993] N27 E9 S27 W9 $ E9 N27 E13 S27 E10 S10 E13 S4 E4 S12 W4 S4 UOP=[YR=1993] S8 W13 S2 W15 N2 W21 N10 W18 N8 E26 S10 E41 $ W41 N10 W26 N20 $ 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	0810	CONCRETE A	0	0	0	0	101.00	SF	6.50	6.50	100	1950	1950	3	20	131	
2	0504	FP-ELECTRI	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	1,200	
3	0801	ASPHALT A	0	0	80	10	800.00	SF	3.00	3.00	100	1993	1993	3	50	1,200	
4	0825	BRICK	0	0	0	0	997.00	SF	12.50	12.50	100	1993	1993	3	88	10,967	
5	0819	CONC 12"	0	0	8	4	32.00	SF	9.50	9.50	100	1965	1965	3	20	61	
6	0825	BRICK	0	0	3	13	39.00	SF	12.50	12.50	100	1965	1965	3	44.8	218	
7	0648	LIGHTS-AV	0	0	0	0	40.00	UT	140.00	140.00	100	1994	1994	3	20	1,120	
8	0446	BOX FNC 6'	0	0	0	0	26.00	LF	20.00	20.00	100	1997	1997	3	20	104	
9	0461	IRON FENCE	0	0	3	156	468.00	SF	8.50	8.50	100	1950	1950	3	20	796	
10	1075	TRELLIS G	0	0	16	16	256.00	SF	35.00	35.00	100	2004	2004	3	32	2,867	

TOTAL OB/XF 18,664

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	125.00	100.00	12,500.00	SF		1.00	1.00	1.00	45.00	45.00	562,500							

REVIEW DATE 10/09/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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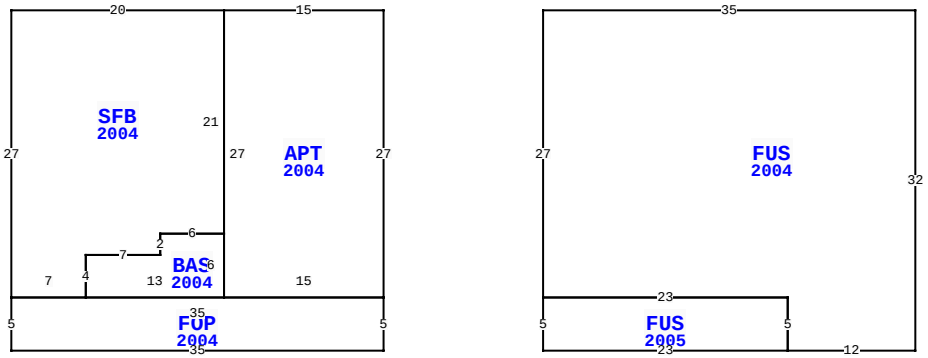
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	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
APT	405	100	2004	405	56,258
BAS	64	100	2004	64	8,890
FOP	175	30	2004	52	7,223
FUS	1,005	100	2004	1,005	139,603
FUS	115	100	2005	115	15,974
SFB	476	80	2004	381	52,924
TOTALS	2,240			2,022	280,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,022	116.2770	153.49	310,357	2004	2004	0	0	0	9.50	90.50

2 SNGL FAM – 0% - 0 Heated Area: 1970 HX Base Yr



BLD DATE	10/09/2019	KK
XF DATE	10/09/2019	KK
INC DATE	04/23/2024	REA
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LAND DATE		
AG DATE		

103 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	1,243,030
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TOTAL EXEMPTION VALUE	HI 0
BASE TAXABLE VALUE	1,107,507
TOTAL JUST VALUE	1,243,030
NCON VALUE	0
INCOME VALUE	1,243,030
PREVIOUS YEAR MKT VALUE	1,243,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022062	DEMOLITION	4,000	12/04/2002
8050	XFOB	2,860	12/21/1993
5248	SIGN	28	02/27/1989
BP3973	N/A	20,000	11/06/1966

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0373	12/17/2020	WD	Q	I	05	1,650,000
GRANTOR: CMCWH LLC						
GRANTEE: BYRNES HOSPITALITY						
1997/1836	8/12/2015	WD	Q	I	05	1,430,000
GRANTOR: DEB-BY ENTERPRISES IN						
GRANTEE: CMCWH LLC						

BUILDING NOTES

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	0469	VF LATTIC	0	0	0	0	44.00	SF	8.25	8.25	100	2004	2004	3	61	221	
12	0855	CONC PAVER	0	0	0	0	1,300.00	SF	10.00	10.00	100	2004	2004	3	83	10,790	

BUILDING DIMENSIONS

APT=[YR=2004] W15 SFB=[YR=2004] W20 S27 FOP=[YR=2004] S5 E35 N5 W35 $ E7 BAS=[YR=2004] E13 N6 W6 S2 W7 S4 $ N4 E7 N2 E6 N21 $ S27 E15 N27 $ PTR= E15 FUS=[YR=2004] E35 S32 W12 FUS=[YR=2005] W23 N5 E23 S5 $ N5 W23 N27 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 11,011

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 10/09/2019 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS