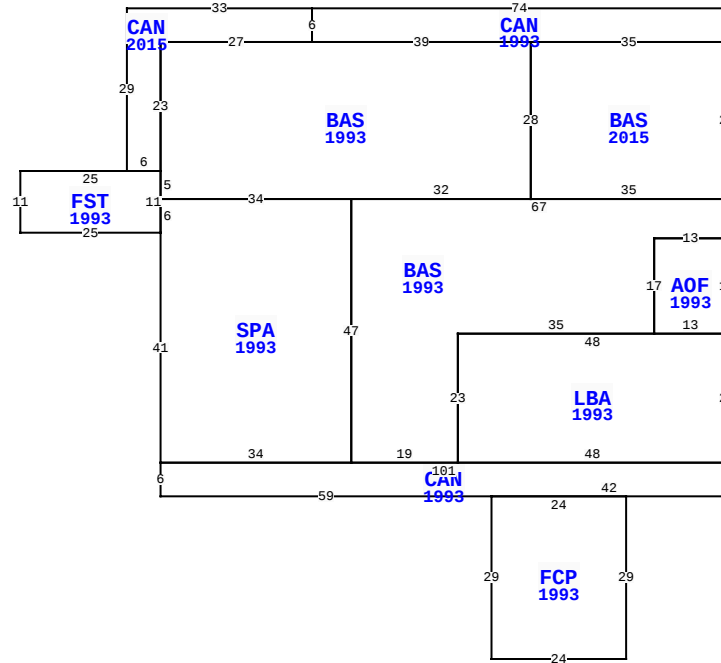


FLORIDA MOTEL INC
777 BRICKELL AVE, SUITE #5009229
MIAMI, FL 33131

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										RECONCILE																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY					RECONCILE															
Exterior Wall	17	CB	STUCCO	100						2101	07	8,298	85.9590	144.84	1,201,882	1974	1974	0	0	20	79.00	10.00	Tax Group: 4					Tax Dist:															
Roof Structure	12	REINFO/CON	100						1 RSTARANT 1 - 0% - 0															Heated Area: 7575										HX Base Yr									
Roof Cover	04	BUILT-UP	100																					BUILDING MARKET VALUE					332,356														
Interior Wall	05	DRYWALL	60																					TOTAL MARKET OB/XF VALUE					100														
Interior Wall	08	DECORATIVE	40																					TOTAL LAND VALUE - MARKET					113,000														
Interior Floor	14	CARPET	90																					TOTAL MARKET VALUE					445,456														
Interior Floor	15	HARDTILE	10																					SOH/AGL Deduction					0														
Ceiling	02	F.NOT SUS	100																					ASSESSED VALUE					445,456														
Air Condition	03	CENTRAL	100																					TOTAL EXEMPTION VALUE					0														
Heating Type	04	AIR DUCTED	100																					BASE TAXABLE VALUE					445,456														
Fixtures	17	100						TOTAL JUST VALUE																445,456																			
Frame	03	MASONRY	100																					NCON VALUE					0														
Story Height	8	100						INCOME VALUE																																			
RMS	3	100						PREVIOUS YEAR MKT VALUE					445,456																														
Units	0	100						PERMIT NUM P1216287 P1216159 B9401543 94-01324 REMODEL REMODEL AMT 0 0 62,328 85,000 ISSUED 12/01/2012 10/01/2012 12/01/1994 09/01/1994																																			
BUD8 Adjustme	04	DIST 01	100																																								
Occupancy	00	NONE	100																																								
Quality	02	Quality Level	02																																								
DOR CODE	3900	HOTELS AND MOTELS																																									
MAP NUM		MKT AREA	05																																								
NEIGHBORHOOD/LOC	4001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
AOF	221	100	1993	221	3,201																																						
BAS	1,824	100	1993	1,824	26,419																																						
BAS	1,848	100	1993	1,848	26,766																																						
BAS	980	100	2015	980	14,194																																						
CAN	444	30	1993	133	1,926																																						
CAN	606	30	1993	182	2,636																																						
CAN	336	30	2015	101	1,463																																						
FCP	696	20	1993	139	2,013																																						
FST	275	50	1993	138	1,999																																						
LBA	1,104	110	1993	1,214	17,584																																						
TOTALS	9,932			8,298	120,188																																						
EXTRA FEATURES										852374 US HWY 17, YULEE										SALES DATA																							
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	OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE																										
1	0861	POOL GUNIT	0	0	28	54	1,512.00	SF	85.00	100	1974	1974	3	20	25,704		1788/1410 4/17/2012 CT U I 18 166,000																										
2	0812	CONCRETE C	0	0	0	0	1,756.00	SF	4.00	100	1974	1974	3	24	1,686		GRANTOR: CLERK OF COURT																										
3	0381	COOLER	0	0	7	8	56.00	SF	82.50	100	1974	1974	3	20	924		GRANTEE: FLORIDA MOTEL INC																										
4	0382	CHILLER	0	0	7	8	56.00	SF	92.50	100	1974	1974	3	20	1,036		1088/1581 10/21/2002 WD Q I 2,140,000																										
5	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	100	1983	1983	3	38	939		GRANTOR: NEW NASSAU HOST INC																										
6	0803	ASPHALT C	0	0	0	0	64,906.00	SF	2.00	20	1980	1980	3	30	38,944		GRANTEE: J A V A LLC																										
7	0400	CONC CURB	0	0	0	0	219.00	LF	15.00	100	1983	1983	3	51.5	1,692		BUILDING NOTES																										
8	0400	CONC CURB	0	0	0	0	810.00	LF	15.00	100	1974	1974	3	32	3,888		BUILDING DIMENSIONS																										
9	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	100	1983	1983	3	20	270		CAN=[YR=1993] W74CAN=[YR=2015] W33 S29 E6 N23 E27 N6 \$ S6 BAS=[YR=1993] W27 S23FST=[YR=1993] W25 S11 E25 SPA=[YR=1993] S41 CAN=[YR=1993] S6 E59 FCP=[YR=1993] S29E24 N29 W24 \$ E42 N6 LBA=[YR=1993] N23 AOF=[YR=1993] N17 W13 S17 E13 \$ W48 S23 E48 \$ W101 \$ E34 N47 W34 S6\$ N11 \$ S5 E34 BAS=[YR=1993] S47 E19 N23 E35 N17 E13 N7 W67\$ E32 N28 W39 \$ E39 BAS=[YR=2015] S28 E35 N28 W35 \$ E35 N6 \$.																										
10	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	100	1983	1983	3	20	56																												
LAND DESCRIPTION										TOTAL OB/XF										75,139																							
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	003900	C	MOTEL	0	0004	CHT	0.00	0.00	4.52	AC		1.00	1.00	1.00	32,500.00	32,500.00	146,900																										
</																																											

FLORIDA MOTEL INC
777 BRICKELL AVE, SUITE #5009229
MIAMI, FL 33131

02-3N-26-0000-0002-0000

[illegible]