PT NE 1/4 OF SEC 02-3N-26E
RECD IN OR 2426/1761
TELE ESMT OR 733/15

FLORIDA MOTEL INC
777 BRICKELL AVE #500-9229
MIAMI, FL 33131

2025

02-3N-26-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

US HWY 17, YULEE

BLD DATE	04/07/2021	KK	LGL DATE	03/24/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,745
TOTAL LAND VALUE - MARKET	60,450
TOTAL MARKET VALUE	67,195
SOH/AGL Deduction	8,519
ASSESSED VALUE	58,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,676
TOTAL JUST VALUE	67,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/1761	1/21/2021	QC	U	V	11	100

GRANTOR: FLORIDA MOTEL INC
GRANTEE: FLORIDA MOTEL INC

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
1	0803	ASPHALT C	0	0	0	0	9,487.00	SF	1.00	1.00	100	1983	1983	3	50	4,744	
2	0400	CONC CURB	0	0	0	0	518.00	LF	7.50	7.50	100	1983	1983	3	51.5	2,001	

LAND DESCRIPTION

TOTAL OB/XF 6,745

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	001001	C	V CM/XFOBT	0	0004	CHT	0.00	0.00	1.86	AC		1.00	1.00	1.00	32,500.00	32,500.00	60,450							

REVIEW DATE 04/07/2021 BY KK Total Acres: 1.86 Total Land Value: 60,450 Market: 0 Agricultural: 0 Common: 60,450 PRINTED 07/30/2025 BY SYS