IN OR 2300/154

MAIN BEACH SOJOURN LLLP
113 BAY BRIDGE DR
GULF BREEZE, FL 32561

2025

14-3N-29-0000-0003-0000

BUILDING CHARACTERISTICS

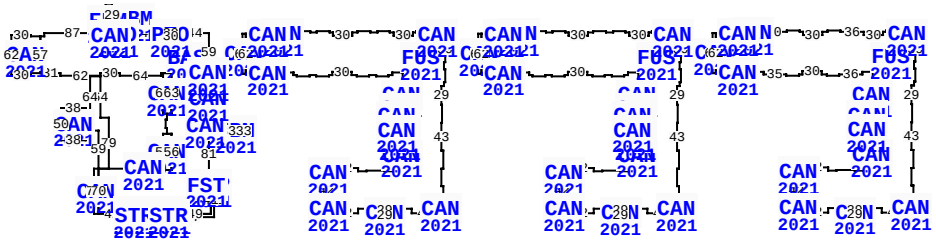
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	11	SLATE 20
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		766 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		352 100
Stories	4.	4. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36,554	100	2021	36,554	6,092,193
CAN	8	30	2021	2	278
CAN	8	30	2021	2	278
CAN	12	30	2021	4	558
CAN	14	30	2021	4	558
CAN	14	30	2021	4	558
CAN	14	30	2021	4	558
CAN	14	30	2021	4	558
CAN	14	30	2021	4	558
CAN	14	30	2021	4	558
TOTALS	173,803			162,572	22,648,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3903	04	162,579	105.0168	238.13	38,714,937	2021	2021	0	0	40	1.50	58.50

5 FULL HOTEL – 0% - 0 Heated Area: 158167 HX Base Yr



** This building has 69 Sub-Areas

2700 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	03/04/2025	KWA	LGL DATE	
XF DATE	03/04/2025	KWA	LAND DATE	05/11/2022 KK
INC DATE	04/29/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,993,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	25,993,268
SOH/AGL Deduction	0
ASSESSED VALUE	25,993,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,993,268
TOTAL JUST VALUE	25,993,268
NCON VALUE	0
INCOME VALUE	25,993,268
PREVIOUS YEAR MKT VALUE	25,436,164

COURTYARD BY MARRIOTT & SPRINGHILL SUITES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200109	SWIM POOL	498,750	10/27/2020
20200034	ROOF	569,500	08/28/2020
20190062	NEW CONSTR - MARR	32,694,520	08/26/2019
20163022	DEMOLITION	185,000	11/03/2016
20121341	REROOF	6,325	07/09/2012
20051972	H/AC	5,000	06/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0154	8/23/2019	SW	U	V	30	5,460,000
GRANTOR: AICC INC F/K/A GF/AME						
GRANTEE: MAIN BEACH SOJOURN						
0680/0847	5/07/1993	WD	U	I	07	100
GRANTOR: UNICARE HOMES INC						
GRANTEE: GF/AMELIA ISLAND						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2021;LABEL=2ND FLOOR;ORIG=57,63] E31 N2 E7 E36 S4 E5 S2 E20 N2 E10 S2 E20 N2 E5 N5 E30 S5 E8 S2 E19 N2 E11 S2 E19 N2 E6 N4 E16 S21 E1 S6 S16 S6 W3 S14 W4 S9 W2 S13 E2 S9 E4 S14 E3 S14 S12 S16 W16 S3 W13 N1 W28 S1 W13 N5 W42 S14 W7 S42 E7 S14 E42 N7 E27 S3 E29 N3 E27 S7 E42 N14 E7 N28 W3 N27 E3 N28 W3 N43 E1 N28 W1 N29 E4 N6 E2 N20 W2 N11 E2 N39 W6 W13 N7 W6 N2 W20 S2 W5 S5 W30 N5 W6 N2 W19 S2 W11 N2 W20 S2 W8 S5 W30 N5 W5 N2 W20 S2 W10 N2 W20 S2 W10 N1 W5 S5 W14 W13 W7 N2 W31 S62 $

FUS=[YR=2021;LABEL=3RD FLOOR;ORIG=422,63] E31 N2 E7 E36 S4 E5 S2 E20 N2 E10 S2 E20 N2 E5 N5 E30 S5 E8 S2 E19 N2 E11 S2 E19 N2 E6 N4 E16 S21 E1 S6 S16 S6 W3 S14 W4 S9 W2 S13 E2 S9 E4

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	10,082.00	SF	2.00	2.00	100	2021	2021	3	86	17,341	
2	0855	CONC PAVER	0	0	0	0	4,975.00	SF	10.00	10.00	100	2021	2021	3	99	49,253	
3	0400	CONC CURB	0	0	0	0	937.00	LF	15.00	15.00	100	2021	2021	3	99	13,914	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	99	99	
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	1,897.50	1,897.50	100	2021	2021	3	96	9,108	
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	96	960	
8	0810	CONCRETE A	0	0	0	0	390.00	SF	6.50	6.50	100	2021	2021	3	99	2,510	
9	0920	CWALL-WD/M	0	0	0	0	212.00	LF	292.50	292.50	100	2021	2021	3	90	55,809	
10	1127	BRICK 8"	0	0	0	0	83.00	SF	11.00	11.00	100	2021	2021	3	100	913	
11	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2021	2021	3	90	756	

TOTAL OB/XF 150,663

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-1	0.00	0.00	206,038.00	SF		1.00	1.00	1.00	30.00	30.00	6,181,140							

REVIEW DATE 03/04/2025 BY KWA Total Acres: 4.73 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 2300/154

MAIN BEACH SOJOURN LLLP
113 BAY BRIDGE DR
GULF BREEZE, FL 32561

2025

14-3N-29-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 3900 HOTELS AND MOTELS

MAP NUM | MKT AREA 01

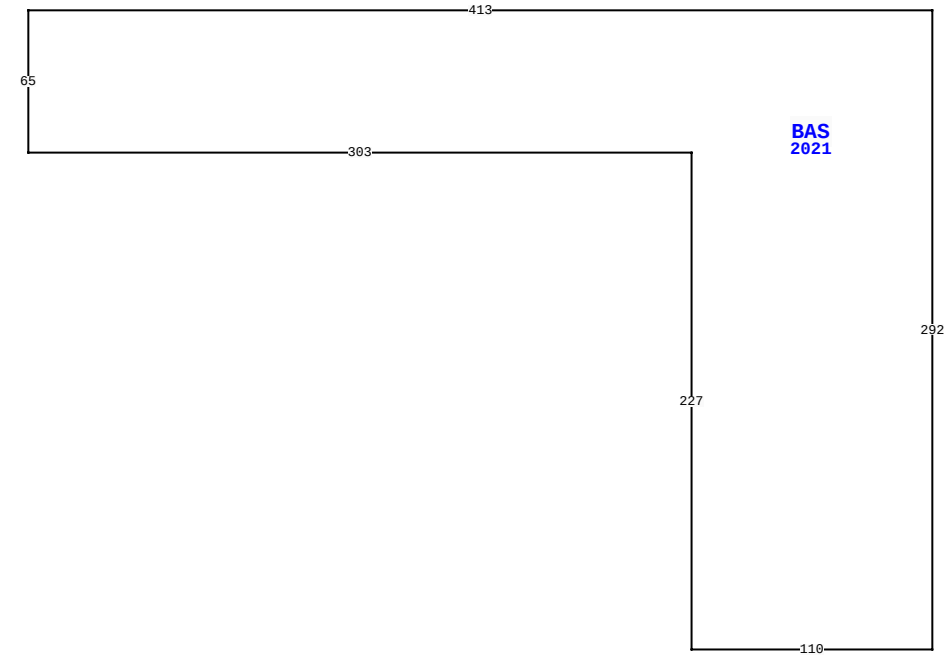
NEIGHBORHOOD/LOC 1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	51,815	100	2021	51,815	3,014,897
TOTALS	51,815			51,815	3,014,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2810	04	51,815	86.3170	98.62	5,109,995	2021	2021	0	0	40	1.00	59.00

6 UNDPRK GAR – 0% - 0 Heated Area: 51815 HX Base Yr



2700 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	03/04/2025	KWA	LGL DATE	
XF DATE	03/04/2025	KWA	LAND DATE	05/11/2022 KK
INC DATE	04/29/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 5 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,993,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	25,993,268
SOH/AGL Deduction	0
ASSESSED VALUE	25,993,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,993,268
TOTAL JUST VALUE	25,993,268
NCON VALUE	0
INCOME VALUE	25,993,268
PREVIOUS YEAR MKT VALUE	25,436,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004324	REPAIR/RRF	5,000	11/08/2000
19991843	XFOB	4,985	12/21/1999
1999Q698	REMODEL	12,000	11/30/1999
19991655	REMODEL	7,400	11/23/1999
19991477	ADDITION	150,000	10/27/1999
9715-B	REMODEL	29,000	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0154	8/23/2019	SW	U	V	30	5,460,000

GRANTOR: AICC INC F/K/A GF/AME

GRANTEE: MAIN BEACH SOJOURN

0680/0847	5/07/1993	WD	U	I	07	100

GRANTOR: UNICARE HOMES INC

GRANTEE: GF/AMELIA ISLAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W413 S65 E303 S227 E110 N292$.

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
12	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2021	2021	3	100	500	
13	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2021	2021	3	90	6,300	
14	0810	CONCRETE A	0	0	9	6	54.00	SF	6.50	6.50	100	2021	2021	3	99	347	
15	0855	CONC PAVER	0	0	0	0	103.00	SF	10.00	10.00	100	2021	2021	3	99	1,020	
16	0819	CONC 12"	0	0	0	0	444.00	SF	4.75	4.75	100	2021	2021	3	99	2,088	
17	0819	CONC 12"	0	0	12	10	120.00	SF	9.50	9.50	100	2021	2021	3	99	1,129	
18	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	2021	2021	3	99	251	
19	0810	CONCRETE A	0	0	6	7	42.00	SF	6.50	6.50	100	2021	2021	3	99	270	
20	0446	BOX FNC 6'	0	0	0	0	41.00	LF	30.00	30.00	100	2021	2021	3	90	1,107	
21	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2021	2021	3	96	1,152	

TOTAL OB/XF 14,164

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

REVIEW DATE 03/04/2025 BY KWA Total Acres: 4.73 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 2300/154

MAIN BEACH SOJOURN LLLP
113 BAY BRIDGE DR
GULF BREEZE, FL 32561

2025

14-3N-29-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

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

BLD DATE	03/04/2025	KWA	LGL DATE
XF DATE	03/04/2025	KWA	LAND DATE 05/11/2022 KK
INC DATE	04/29/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,993,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	25,993,268
SOH/AGL Deduction	0
ASSESSED VALUE	25,993,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,993,268
TOTAL JUST VALUE	25,993,268
NCON VALUE	0
INCOME VALUE	25,993,268
PREVIOUS YEAR MKT VALUE	25,436,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9560-B	REMODEL	3,500	01/30/1996
7879	REMODEL	145,138	09/01/1993
6230	REPAIR/RRF	19,200	10/24/1990
BP 4149	N/A	25,000	02/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0154	8/23/2019	SW	U	V	30	5,460,000
GRANTOR: AICC INC F/K/A GF/AME						
GRANTEE: MAIN BEACH SOJOURN						
0680/0847	5/07/1993	WD	U	I	07	100
GRANTOR: UNICARE HOMES INC						
GRANTEE: GF/AMELIA ISLAND						

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
22	0810	CONCRETE A	0	0	17	12	204.00	SF	6.50	6.50	100	2021	2021	3	99	1,313	
23	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2021	2021	3	100	200	
24	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2021	2021	3	90	6,300	
25	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2021	2021	3	100	600	
26	0524	PUMP ISLND	0	0	15	2	30.00	SF	4.50	4.50	100	2021	2021	3	100	135	
27	1075	TRELLIS G	0	0	36	16	576.00	SF	35.00	35.00	100	2021	2021	3	93	18,749	
28	0812	CONCRETE C	0	0	0	0	1,986.00	SF	4.00	4.00	100	2021	2021	3	99	7,865	
29	0400	CONC CURB	0	0	0	0	195.00	LF	15.00	15.00	100	2021	2021	3	99	2,896	
30	0972	ST LGHT UN	0	0	0	0	3.00	UT	1,897.50	1,897.50	100	2021	2021	3	96	5,465	
31	0812	CONCRETE C	0	0	0	0	3,327.00	SF	4.00	4.00	100	2021	2021	3	99	13,175	

TOTAL OB/XF 56,698

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

REVIEW DATE 03/04/2025 BY KWA Total Acres: 4.73 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 2300/154

MAIN BEACH SOJOURN LLLP
113 BAY BRIDGE DR
GULF BREEZE, FL 32561

2025

14-3N-29-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

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

BLD DATE	03/04/2025	KWA	LGL DATE		
XF DATE	03/04/2025	KWA	LAND DATE	05/11/2022	KK
INC DATE	04/29/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 4 of 5 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,993,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	25,993,268
SOH/AGL Deduction	0
ASSESSED VALUE	25,993,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,993,268
TOTAL JUST VALUE	25,993,268
NCON VALUE	0
INCOME VALUE	25,993,268
PREVIOUS YEAR MKT VALUE	25,436,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0154	8/23/2019	SW	U	V	30	5,460,000
GRANTOR: AICC INC F/K/A GF/AME						
GRANTEE: MAIN BEACH SOJOURN						
0680/0847	5/07/1993	WD	U	I	07	100
GRANTOR: UNICARE HOMES INC						
GRANTEE: GF/AMELIA ISLAND						

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
32	0402	CONC BUMPE	0	0	0	0	38.00	UT	25.00	25.00	100	2021	2021	3	99	941	
33	0855	CONC PAVER	0	0	0	0	6,944.00	SF	10.00	10.00	100	2021	2021	3	99	68,746	
34	0861	POOL GUNIT	0	0	0	0	3,400.00	SF	170.00	170.00	100	2021	2021	3	93	537,540	
35	0861	POOL GUNIT	0	0	11	11	121.00	SF	85.00	85.00	100	2021	2021	3	93	9,565	
36	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2021	2021	3	90	1,080	
37	0966	FIRE SPRNK	0	0	0	0	51,815.00	SF	3.00	3.00	100	2021	2021	3	99	153,891	
38	0966	FIRE SPRNK	0	0	0	0	158,694.00	SF	3.00	3.00	100	2021	2021	3	99	471,321	
39	0410	ELEVATOR	0	0	0	0	2.00	UT	93,500.00	93,500.00	100	2021	2021	3	100	187,000	
40	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2021	3	100	93,500	
41	0410	ELEVATOR	0	0	0	0	2.00	UT	93,500.00	93,500.00	100	2021	2021	3	100	187,000	

TOTAL OB/XF 1,710,584

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

REVIEW DATE 03/04/2025 BY KWA Total Acres: 4.73 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 2300/154

MAIN BEACH SOJOURN LLLP
113 BAY BRIDGE DR
GULF BREEZE, FL 32561

2025

14-3N-29-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

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

BLD DATE	03/04/2025	KWA	LGL DATE
XF DATE	03/04/2025	KWA	LAND DATE 05/11/2022 KK
INC DATE	04/29/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	25,993,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	25,993,268
SOH/AGL Deduction	0
ASSESSED VALUE	25,993,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,993,268
TOTAL JUST VALUE	25,993,268
NCON VALUE	0
INCOME VALUE	25,993,268
PREVIOUS YEAR MKT VALUE	25,436,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0154	8/23/2019	SW	U	V	30	5,460,000
GRANTOR: AICC INC F/K/A GF/AME						
GRANTEE: MAIN BEACH SOJOURN						
0680/0847	5/07/1993	WD	U	I	07	100
GRANTOR: UNICARE HOMES INC						
GRANTEE: GF/AMELIA ISLAND						

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
42	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	3,960	
43	0383	FREEZER	0	0	8	6	48.00	SF	105.00	105.00	100	2021	2021	3	97	4,889	
44	0381	COOLER	0	0	10	8	80.00	SF	82.50	82.50	100	2021	2021	3	97	6,402	

LAND DESCRIPTION

TOTAL OB/XF 15,251

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 03/04/2025 BY KWA Total Acres: 4.73 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS