

HARRISON PARK SUITES LLC
P O BOX 16987
FERNANDINA BEACH, FL 32035-3105

20-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	15	CONC BLOCK 90								1701	04	5,011	101.4849	142.59	714,518	1981	2005		0	0	16.00	84.00	VALUATION BY								STANDARD																																						
Exterior Wall	12	CEDAR 10								1 OFFICE - 0% - 0										Heated Area: 4785										HX Base Yr										Tax Group: 8		Tax Dist:																											
Roof Structur	04	WOOD TRUSS 100																												BUILDING MARKET VALUE										1,229,063																													
Roof Cover	03	COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE										69,367																													
Interior Wall	05	DRYWALL 100																												TOTAL LAND VALUE - MARKET										448,670																													
Interior Floo	14	CARPET 80																												TOTAL MARKET VALUE										1,747,100																													
Interior Floo	11	CLAY TILE 20																												SOH/AGL Deduction										140,627																													
Ceiling	02	F.NOT SUS 100																												ASSESSED VALUE										1,606,473																													
Air Condition	03	CENTRAL 100																												TOTAL EXEMPTION VALUE										0																													
Heating Type	04	AIR DUCTED 100																												BASE TAXABLE VALUE										1,606,473																													
Fixtures	9	100																												TOTAL JUST VALUE										1,747,100																													
Frame	03	MASONRY 100																												NCON VALUE										0																													
Story Height	8	100																												INCOME VALUE																																							
RMS	24	100																												PREVIOUS YEAR MKT VALUE										1,656,536																													
Stories	1.	1. 100																																																																			
Units	0	100																																																																			
BUD8 Adjustme	05	DIST 1A 100																																																																			
Occupancy	00	NONE 100																																																																			
Quality	04	Quality Level 04																																																																			
DOR CODE	1700	OFFICE BUILDINGS																																																																			
MAP NUM		MKT AREA																																																																			
NEIGHBORHOOD/LOC	3016.00																																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
BAS	2,500	100	1993	2,500	299,439																																																																
BAS	80	100	2002	80	9,582																																																																
BAS	205	100	2005	205	24,554																																																																
BAS	1,936	100	2005	1,936	231,885																																																																
BAS	64	100	2006	64	7,666																																																																
CAN	21	30	2005	6	719																																																																
CAN	28	30	2005	8	958																																																																
CAN	30	30	2005	9	1,078																																																																
CAN	40	30	2005	12	1,437																																																																
CAN	46	30	2005	14	1,677																																																																
TOTALS	5,542			5,011	600,195																																																																
EXTRA FEATURES										5542 FIRST COAST HWY, FERNANDINA BEACH										BLD DATE 07/25/2025										KW										LGL DATE										04/22/2025										DC									
																				KF DATE 07/25/2025										KW										LAND DATE																													
																				INC DATE																				AG DATE																													
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	0803	ASPHALT C	0	0	0	0	15,941.00	SF 2.00	2.00	100	2005	2005	3	54	17,216																																																						
2	0400	CONC CURB	0	0	0	0	245.00	LF 15.00	15.00	100	2005	2005	3	88	3,234																																																						
3	0402	CONC BUMPE	0	0	0	0	27.00	UT 25.00	25.00	100	2005	2005	3	88	594																																																						
4	0855	CONC PAVER	0	0	0	0	1,052.00	SF 10.00	10.00	100	2005	2005	3	84	8,837																																																						
5	0855	CONC PAVER	0	0	7	3	21.00	SF 10.00	10.00	100	2005	2005	3	84	176																																																						
6	0811	CONCRETE B	0	0	0	0	790.00	SF 5.20	5.20	100	2005	2005	3	84	3,451																																																						
7	0446	BOX FNC 6'	0	0	0	0	41.00	LF 20.00	20.00	100	2005	2005	3	22	180																																																						
8	0972	ST LGHT UN	0	0	0	0	5.00	UT 2,530.00	2,530.00	100	2005	2005	3	64	8,096																																																						
9	0810	CONCRETE A	0	0	0	0	259.00	SF 6.50	6.50	100	2005	2005	3	84	1,414																																																						
10	0810	CONCRETE A	0	0	9	9	81.00	SF 6.50	6.50	100	2005	2005	3	84	442																																																						
LAND DESCRIPTION										TOTAL OB/XF										43,640																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													
1	001700	C	1STORY OFF	0	0006	CN	104.00	275.00	44,867.00	SF		1.00	1.00	1.00	10.00	10.00	448,670																																																				
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