

JALABAPA INC/
76043 SIDNEY PLACE
YULEE, FL 32097

44-2N-27-1970-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY																									
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall		17	CB STUCCO 100							3904	07	30,460	92.0360	134.37	4,092,910	1999	1999		0	0	25.00	75.00	VALUATION BY												
Roof Structur		04	WOOD TRUSS 100							1 LMTD HOTEL - 0% - 0														Heated Area: 29862				HX Base Yr				DIRECT_CAP			
Roof Cover		03	COMP SHNGL 100																									BUILDING MARKET VALUE				3,864,234			
Interior Wall		08	DECORATIVE 100																									TOTAL MARKET OB/XF VALUE				0			
Interior Floo		14	CARPET 90																									TOTAL LAND VALUE - MARKET				0			
Interior Floo		11	CLAY TILE 10																									TOTAL MARKET VALUE				4,441,648			
Ceiling		02	F.NOT SUS 100																									SOH/AGL Deduction				722,549			
Air Condition		02	WINDOW 100																									ASSESSED VALUE				3,719,099			
Heating Type		03	FORCED AIR 100																									TOTAL EXEMPTION VALUE				0			
Fixtures			190 100																									BASE TAXABLE VALUE				3,719,099			
Frame		03	MASONRY 100																									TOTAL JUST VALUE				4,441,648			
Story Height			8 100																									NCON VALUE				0			
RMS			59 100																									INCOME VALUE				4,441,648			
Units			0 100																									PREVIOUS YEAR MKT VALUE				4,768,833			
Occupancy		00	NONE 100																																
Quality		03	Quality Level 03																																
DOR CODE		3900	HOTELS AND MOTELS																																
MAP NUM			MKT AREA				04																												
NEIGHBORHOOD/LOC		4001	00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	13,397	100	1999	13,397	1,350,116																														
BAS	72	100	2000	72	7,256																														
BAS	77	100	2000	77	7,760																														
BAS	552	100	2000	552	55,629																														
BAS	823	100	2000	823	82,940																														
CAN	40	30	1999	12	1,209																														
CAN	48	30	1999	14	1,411																														
CAN	89	30	1999	27	2,721																														
CAN	170	30	1999	51	5,140																														
CAN	259	30	1999	78	7,861																														
TOTALS		31,704			30,460	1,069,682																													
EXTRA FEATURES										76043 SIDNEY PL, YULEE																									

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REVIEW DATE 11/07/2023 BY HS Total Acres: 1.68 Total Land Value: 577,414 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS