LOTS 57 TO 60 INC &
PT OF LOTS 101 & 102
IN OR 2140/249

GANGANAYAN LLC
850928 US HWY 17
YULEE, FL 32097

2025

50-3N-27-4720-0057-0000

BUILDING CHARACTERISTICS

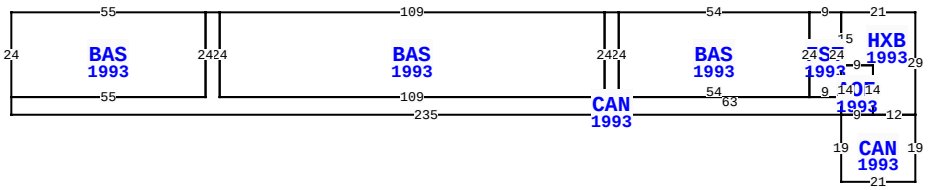
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		124 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		17 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	126	100	1993	126	4,804
BAS	1,296	100	1993	1,296	49,417
BAS	1,320	100	1993	1,320	50,332
BAS	2,616	100	1993	2,616	99,749
CAN	399	30	1993	120	4,576
CAN	1,367	30	1993	410	15,634
FST	216	50	1993	108	4,118
HXB	483	100	1993	483	18,417
TOTALS	7,823			6,479	247,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	6,479	95.7561	86.66	561,470	1960	1985	0	0	0	56.00	44.00

1 MOTEL – 0% - 0 Heated Area: 5841 HX Base Yr



850928 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	457,812
SOH/AGL Deduction	0
ASSESSED VALUE	457,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,812
TOTAL JUST VALUE	457,812
NCON VALUE	0
INCOME VALUE	457,812
PREVIOUS YEAR MKT VALUE	457,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614823	REPAIR/RRF	24,715	02/01/2016
E20787	ELEC OTHER	450	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0249	8/10/2017	WD	Q	I	01	612,000
GRANTOR: B & B PATEL INC						
GRANTEE: GANGANAYAN LLC						
0954/1328	10/19/2000	WD	Q	I	02	202,000
GRANTOR: BEATON ROBERTO A & TE						
GRANTEE: B & B PATEL INC						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W21 FST=[YR=1993] W9 BAS=[YR=1993] W54 CAN=[YR=1993] W4 BAS=[YR=1993] W109 S24 E109 N24 $ S24 W109 N24 W4 BAS=[YR=1993] W55 S24 E55 N24 $ S24 W55 S5 E235 CAN=[YR=1993] S19 E21 N19 W12 AOF=[YR=1993] W9 N14 E9 S14 $ W9 $ N5 W63 N24 $ S24 E54 N24 $ S24 E9 N24 $ S15 E9 S14 E12 N29 $.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1960	1960	3	20	864	
2	0446	BOX FNC 6'	0	0	0	0	105.00	LF	20.00	20.00	100	1990	1990	3	20	420	
3	0940	SHEDS/PORT	0	0	7	5	35.00	SF	30.00	30.00	100	1960	1960	3	20	210	
4	1123	CB 8"	0	0	1	120	120.00	SF	6.15	6.15	100	1960	1960	3	20	148	
5	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	1960	1960	3	20	1,244	
6	0803	ASPHALT C	0	0	0	0	17,374.00	SF	2.00	2.00	100	1985	1985	3	50	17,374	
7	0810	CONCRETE A	0	0	4	42	168.00	SF	6.50	6.50	100	1960	1960	3	20	218	
8	0811	CONCRETE B	0	0	3	235	705.00	SF	5.20	5.20	100	1960	1960	3	20	733	

TOTAL OB/XF 21,211

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	003900	C	MOTEL	0	0004	CI	0.00	0.00	81,321.00	SF		1.00	1.00	1.00	4.00	4.00	325,284							

REVIEW DATE 02/04/2022 BY KK Total Acres: 1.87 Total Land Value: 91,562 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 57 TO 60 INC &
PT OF LOTS 101 & 102
IN OR 2140/249

GANGANAYAN LLC
850928 US HWY 17
YULEE, FL 32097

2025

50-3N-27-4720-0057-0000

BUILDING CHARACTERISTICS

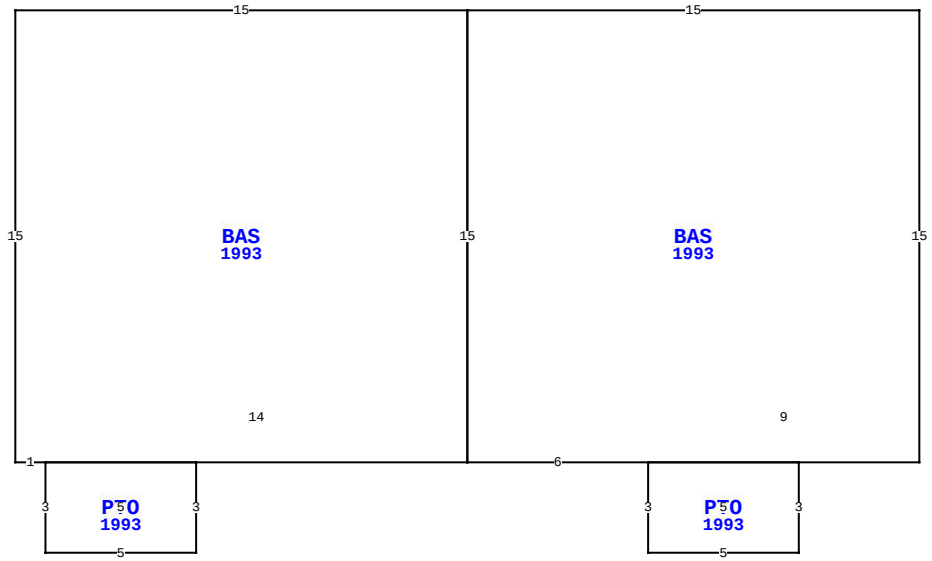
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	1993	225	3,855
BAS	225	100	1993	225	3,855
PTO	15	5	1993	1	17
PTO	15	5	1993	1	17
TOTALS	480			452	7,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	452	94.6470	85.66	38,718	1960	1960	0	0	0	80.00	20.00

2 MOTEL – 0% - 0 Heated Area: 450 HX Base Yr



850928 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	457,812
SOH/AGL Deduction	0
ASSESSED VALUE	457,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,812
TOTAL JUST VALUE	457,812
NCON VALUE	0
INCOME VALUE	457,812
PREVIOUS YEAR MKT VALUE	457,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2140/0249	8/10/2017	WD	Q	I	01	612,000
GRANTOR: B & B PATEL INC						
GRANTEE: GANGANAYAN LLC						
0954/1328	10/19/2000	WD	Q	I	02	202,000
GRANTOR: BEATON ROBERTO A & TE						
GRANTEE: B & B PATEL INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 BAS=[YR=1993] W15 S15 E1 PTO=[YR=1993] S3 E5 N3W5 $ E14 N15 $ S15 E6 PTO=[YR=1993] S3 E5 N3 W5 $ E9 N15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/04/2022 BY KK Total Acres: 1.87 Total Land Value: 91,562 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 57 TO 60 INC &
PT OF LOTS 101 & 102
IN OR 2140/249

GANGANAYAN LLC
850928 US HWY 17
YULEE, FL 32097

2025

50-3N-27-4720-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

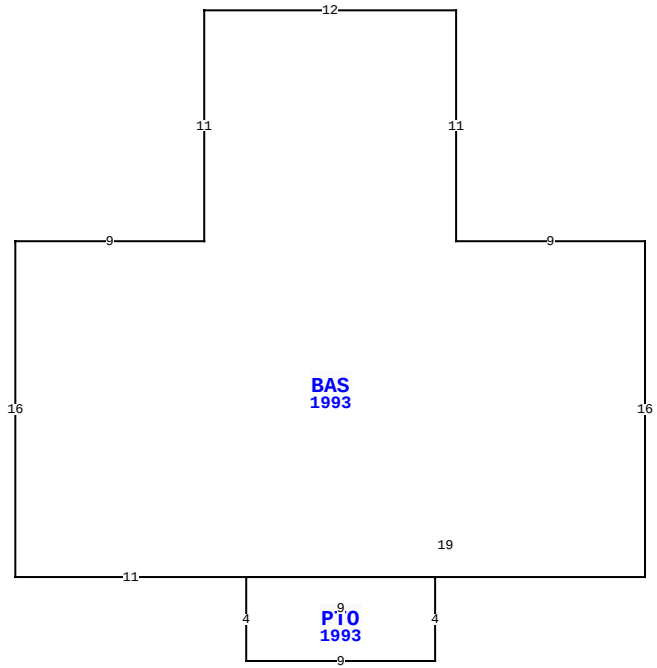
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	1993	612	11,770
PTO	36	5	1993	2	38
TOTALS	648			614	11,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	614	106.2495	96.16	59,042	1960	1960	0	0	0	80.00	20.00

3 MOTEL – 0% - 0 Heated Area: 612 HX Base Yr



850928 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	457,812
SOH/AGL Deduction	0
ASSESSED VALUE	457,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,812
TOTAL JUST VALUE	457,812
NCON VALUE	0
INCOME VALUE	457,812
PREVIOUS YEAR MKT VALUE	457,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2140/0249	8/10/2017	WD	Q	I	01	612,000
GRANTOR: B & B PATEL INC						
GRANTEE: GANGANAYAN LLC						
0954/1328	10/19/2000	WD	Q	I	02	202,000
GRANTOR: BEATON ROBERTO A & TE						
GRANTEE: B & B PATEL INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N11 W12 S11 W9 S16 E11 PTO=[YR=1993] S4 E9 N4 W9 $ E19 N16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/04/2022 BY KK Total Acres: 1.87 Total Land Value: 91,562 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 57 TO 60 INC &
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2025

50-3N-27-4720-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

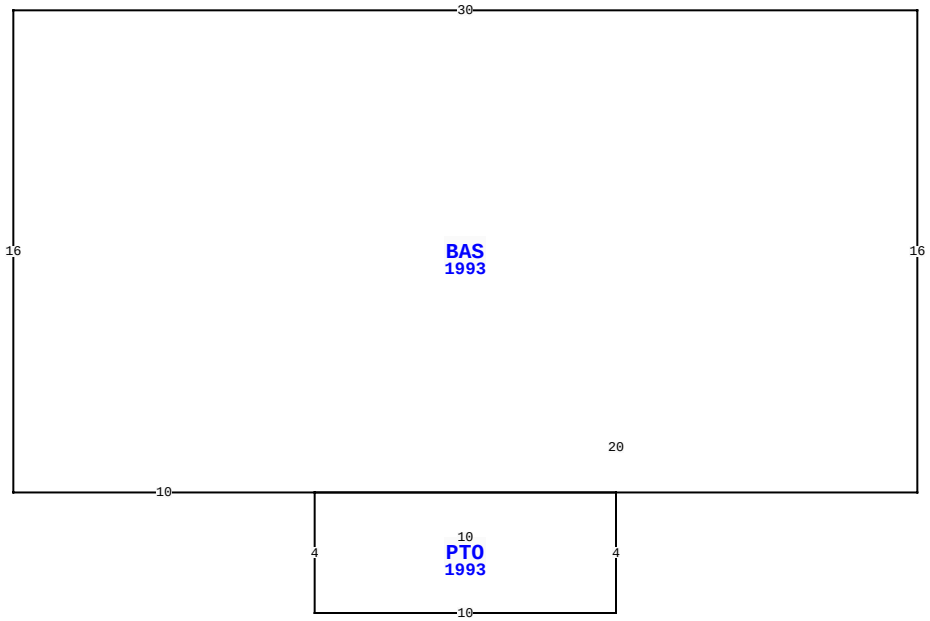
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	8,788
PTO	40	5	1993	2	37
TOTALS	520			482	8,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	482	101.1465	91.54	44,122	1960	1960	0	0	0	80.00	20.00

4 MOTEL – 0% - 0 Heated Area: 480 HX Base Yr



850928 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	457,812
SOH/AGL Deduction	0
ASSESSED VALUE	457,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,812
TOTAL JUST VALUE	457,812
NCON VALUE	0
INCOME VALUE	457,812
PREVIOUS YEAR MKT VALUE	457,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0249	8/10/2017	WD	Q	I	01	612,000
GRANTOR: B & B PATEL INC						
GRANTEE: GANGANAYAN LLC						
0954/1328	10/19/2000	WD	Q	I	02	202,000
GRANTOR: BEATON ROBERTO A & TE						
GRANTEE: B & B PATEL INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S16 E10 PTO=[YR=1993] S4 E10 N4 W10 $ E20 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/04/2022 BY KK Total Acres: 1.87 Total Land Value: 91,562 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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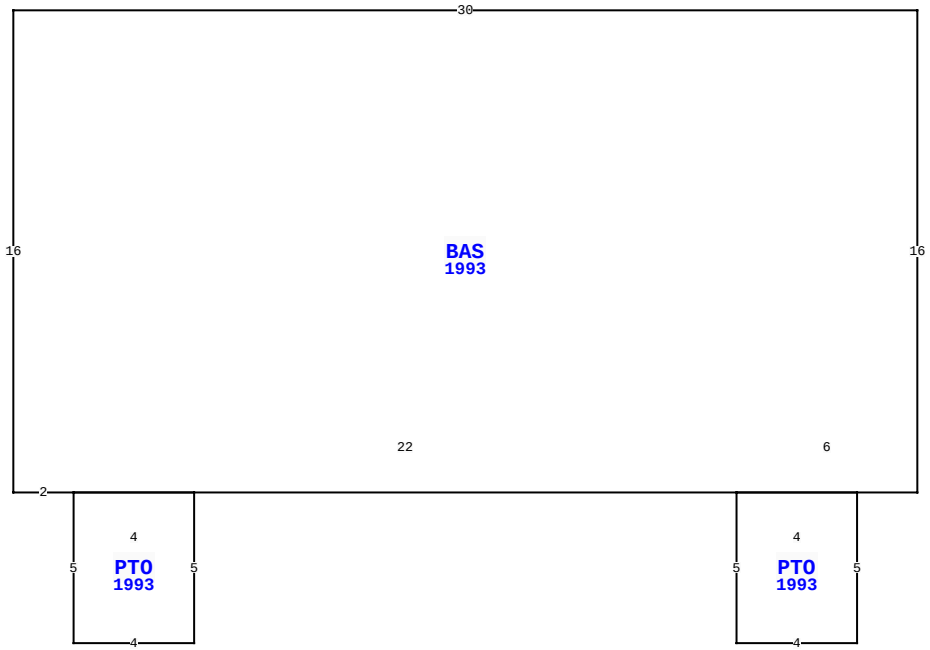
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	9,221
PTO	20	5	1993	1	19
PTO	20	5	1993	1	19
TOTALS	520			482	9,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	07	482	106.1340	96.05	46,296	1960	1960	0	0	0	80.00	20.00

5 MOTEL – 0% - 0 Heated Area: 480 HX Base Yr



850928 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	457,812
SOH/AGL Deduction	0
ASSESSED VALUE	457,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,812
TOTAL JUST VALUE	457,812
NCON VALUE	0
INCOME VALUE	457,812
PREVIOUS YEAR MKT VALUE	457,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: B & B PATEL INC						
GRANTEE: GANGANAYAN LLC						
0954/1328	10/19/2000	WD	Q	I	02	202,000
GRANTOR: BEATON ROBERTO A & TE						
GRANTEE: B & B PATEL INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S16 E2 PTO=[YR=1993] S5 E4 N5 W4 $ E22
PTO=[YR=1993] S5 E4 N5 W4 $ E6 N16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/04/2022 BY KK Total Acres: 1.87 Total Land Value: 91,562 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS