

OCEAN COAST FERNANDINA LLC/
C/O KE ANDREWS & COMPANY, 2424 RIDGE RD
ROCKWELL, TX 75087

00-00-30-0600-0001-0010

PRINTED 07/09/2026 BY SYS

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ROCKWELL, TX 75087

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REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 2,097,377 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		17	CB STUCCO 100							3904	07	16,466	87.2825	133.98	2,206,115	1986	1986	0	0	0 56.00	44.00	VALUATION BY		DIRECT_CAP																	
Roof Structur		04	WOOD TRUSS 100							3 LMTD HOTEL 0% - 2023										Heated Area: 15120										HX Base Yr		Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																											BUILDING MARKET VALUE		9,554,717									
Interior Wall		05	DRYWALL 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		11,652,094									
Ceiling		02	F.NOT SUS 100																											SOH/AGL Deduction		3,190,918									
Air Condition		02	WINDOW 100																											ASSESSED VALUE		8,461,176									
Heating Type		03	FORCED AIR 100																											TOTAL EXEMPTION VALUE		0									
Fixtures		134	100																											BASE TAXABLE VALUE		8,461,176									
Frame		03	MASONRY 100																											TOTAL JUST VALUE		11,652,094									
Story Height			8 100																											NCON VALUE		0									
RMS			44 100																											INCOME VALUE		11652094									
Units			0 100																											PREVIOUS YEAR MKT VALUE		7,691,978									
BUD8 Adjustme		02	DIST FB 100																																						
Occupancy		00	NONE 100																																						
Quality		02	Quality Level 02																																						
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	7,560	100	1993	7,560	445,671																																				
CAN	763	30	1993	229	13,500																																				
CAN	833	30	1993	250	14,738																																				
CAN	883	30	1993	265	15,622																																				
CAN	953	30	1993	286	16,860																																				
FST	154	50	1993	77	4,539																																				
FST	154	50	1993	77	4,539																																				
FUS	7,560	100	1993	7,560	445,671																																				
PTO	441	5	1993	22	1,297																																				
PTO	441	5	1993	22	1,297																																				
TOTALS		20,138			16,466	970,691																																			
EXTRA FEATURES						2707 SADLER RD, FERNANDINA BEACH										BLD DATE		10/23/2018		KK		LGL DATE				05/07/2026		DC													
																XF DATE						LAND DATE																			
																INC DATE		05/19/2026		DC		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																										
26	0972	ST LGHT UN	0	0	0	0	1.00	UT 2,530.00	2,530.00	100	1995	1995	3	32	810																										
27	0472	VF 2 RAIL	0	0	0	0	16.00	LF 15.00	15.00	100	2001	2001	3	48	115																										
28	0427	CL FNC 10'	0	0	0	0	402.00	LF 13.51	13.51	100	2001	2001	3	48	2,607																										
29	0975	ST LT/ARM	0	0	0	0	1.00	UT 500.00	500.00	100	1995	1995	3	32	160																										
30	0476	VF 6 SBPL	0	0	0	0	39.00	LF 42.56	42.56	100	2005	2005	3	61	1,013																										
31	0470	VNYL GATE	0	0	0	0	2.00	UT 300.00	300.00	100	2005	2005	3	61	366																										
32	1242	WD DECK A	0	0	40	21	840.00	SF 10.00	10.00	100	2015	2015	3	60	5,040																										
33	4950	BOLLARD	0	0	0	0	2.00	UT 100.00	100.00	100	2015	2015	3	100	200																										
34	0462	ST/AL FNC	0	0	356	0	2,136.00	SF 10.00	10.00	100	2015	2015	3	71	15,166																										
35	0511	GARAGE CB-	0	0	18	30	540.00	SF 40.00	40.00	100	1993	1993	3	62	13,392																										
LAND DESCRIPTION						TOTAL OB/XF										38,869																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	

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