

BLOCK 13 LOTS 17 THRU 21
IN OR 1840/1103
CITY OF FDNA BEACH

FLORIDA HOUSE INN OF FERNANDINA BEACH LLC/
1993 LARGO RD
JACKSONVILLE, FL 32207

2026

00-00-31-1800-0013-0170



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	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		1700OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,183	100	1993	3,183	104,482
CAN	12	30	1993	4	131
CAN	15	30	1993	4	131
TOTALS	3,210			3,191	104,745

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	133.00	SF	6.50
2	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00
3	0803	ASPHALT C	0	0	0	0	5,900.00	SF	2.00
4	0810	CONCRETE A	0	0	24	14	336.00	SF	6.50
5	0479	VF PICKET	0	0	0	0	30.00	LF	10.00
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
8	0479	VF PICKET	0	0	0	0	88.00	LF	5.00
9	0479	VF PICKET	0	0	0	0	33.00	LF	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	C-3	75.00	100.00	12,500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	3,191	104.7280	156.31	498,785	1955	1975	0	0	0 79.00	21.00
1 OFFICE 0% - 0 Heated Area: 3183 HX Base Yr											
BAS 1993 CAN 1993											
BLD DATE 12/06/2018 KK LGL DATE 05/06/2026 MLU XF DATE 12/06/2018 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF 7,659											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	0	0	0	133.00	SF	6.50	6.50	100
2	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100
3	0803	ASPHALT C	0	0	0	0	5,900.00	SF	2.00	2.00	100
4	0810	CONCRETE A	0	0	24	14	336.00	SF	6.50	6.50	100
5	0479	VF PICKET	0	0	0	0	30.00	LF	10.00	10.00	100
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100
8	0479	VF PICKET	0	0	0	0	88.00	LF	5.00	5.00	100
9	0479	VF PICKET	0	0	0	0	33.00	LF	5.00	5.00	100

TOTAL OB/XF 7,659											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	C-3	75.00	100.00	12,500.00	SF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			104,745
TOTAL MARKET OB/XF VALUE			7,659
TOTAL LAND VALUE - MARKET			875,000
TOTAL MARKET VALUE			987,404
SOH/AGL Deduction			106,323
ASSESSED VALUE			881,081
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			881,081
TOTAL JUST VALUE			987,404
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			923,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130648	REPAIR/RRF	4,500	04/01/2013
20110617	XFOB	600	04/25/2011
20051420	REPAIR/RRF	1,000	03/17/2005
2002307	REPAIR/RRF	2,380	02/28/2000
10169B	XFOB	1,000	11/18/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1840/1103	2/15/2013	QC	U	I	11
GRANTOR: SALTMARSH ERNIE					
GRANTEE: FLORIDA HOUSE INN 0					
1720/0650	12/30/2010	WD	U	I	11
GRANTOR: HELLER STEVEN TRUSTEE					
GRANTEE: SALTMARSH ERNIE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W107 S30 E51 CAN=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E51 N13 CAN=[YR=1993] N4 W3 S4 E3 \$ W3 N4 E3 N13 \$.									