

BLOCK 46 LOT E25 FT OF 1 &
ALL OF LOT 8 PT OR 2419/373
CITY OF FDNA BEACH

BYRNES HOSPITALITY COMPANY
D/B/A AI WILLIAMS HOUSE, 103 S 9TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0046-0011



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	03	PLASTER 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	3900	HOTELS AND MOTELS			
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	2,113	100	1993	2,113	276,691
FOP	203	30	1993	61	7,988
FOP	243	30	1993	73	9,559
FOP	646	30	1993	194	25,404
FUS	2,019	100	1993	2,019	264,382
UOP	646	20	1993	129	16,892
UST	40	45	1993	18	2,357
TOTALS	5,910			4,607	603,273

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3902	01	4,607	103.8450	160.18	737,949	1900	1980	0	0	0	18.25	81.75
1 BED & BRKT 0% - 0												
Heated Area: 4132												
HX Base Yr												

BYRNES HOSPITALITY COMPANY
D/B/A AI WILLIAMS HOUSE, 103 S 9TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0011

[illegible]