

BLOCK 46 LOT 7 (LESS S 30 FT)
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

00-00-31-1800-0046-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	960	100	1993	960	135,418
FOP	162	30	1993	49	6,912
FOP	252	30	1993	76	10,721
FUS	954	100	1993	954	134,571
UOP	156	20	1993	31	4,372
UOP	252	20	1993	50	7,053

TOTALS	2,736			2,120	299,048
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	3	4	12.00	SF	12.50
2	0825	BRICK	0	0	4	4	16.00	SF	12.50
3	0825	BRICK	0	0	4	12	48.00	SF	12.50
4	0825	BRICK	0	0	0	0	81.00	SF	12.50
5	1241	WD DECK G	0	0	0	0	215.00	UT	11.50
6	0648	LIGHTS-AV	0	0	0	0	10.00	UT	140.00
7	0446	BOX FNC 6'	0	0	0	0	102.00	LF	20.00
8	0825	BRICK	0	0	20	7	140.00	SF	12.50
10	0469	VF LATTIC	0	0	0	0	12.00	SF	6.88

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	003910	C	HOTEL	0	0003	C-3	70.00	100.00	7,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	01	2,120	112.2100	173.08	366,930	1859	1980	0	0	0	18.50	81.50

1 BED & BRKT 0% - 0

Heated Area: 1914

HX Base Yr

BLD DATE	12/16/2021	KK	LGL DATE	
YE DATE	12/16/2021	KK	LAND DATE	05/06/2026

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
1	0825	BRICK	0	0	3	4	12.00	SF	12.50	12.50	100	1965	1965	3	43	65	
2	0825	BRICK	0	0	4	4	16.00	SF	12.50	12.50	100	1965	1965	3	43	86	
3	0825	BRICK	0	0	4	12	48.00	SF	12.50	12.50	100	1996	1996	3	90	540	
4	0825	BRICK	0	0	0	0	81.00	SF	12.50	12.50	100	1996	1996	3	90	911	
5	1241	WD DECK G	0	0	0	0	215.00	UT	11.50	11.50	100	1996	1996	3	20	495	
6	0648	LIGHTS-AV	0	0	0	0	10.00	UT	140.00	140.00	100	1997	1997	3	20	280	
7	0446	BOX FNC 6'	0	0	0	0	102.00	LF	20.00	20.00	100	1997	1997	3	20	408	
8	0825	BRICK	0	0	20	7	140.00	SF	12.50	12.50	100	2004	2004	3	95	1,663	
10	0469	VF LATTIC	0	0	0	0	12.00	SF	6.88	6.88	100	2004	2004	3	58	48	

TOTAL OB/XF										4,496			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	003910	C	HOTEL	0	0003	C-3	70.00	100.00	7,000.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE										299,048				
TOTAL MARKET OB/XF VALUE										4,496				
TOTAL LAND VALUE - MARKET										315,000				
TOTAL MARKET VALUE										618,544				
SOH/AGL Deduction										0				
ASSESSED VALUE										618,544				
TOTAL EXEMPTION VALUE					HI					0				
BASE TAXABLE VALUE										618,544				
TOTAL JUST VALUE										618,544				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										608,095				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210233	REMODEL	20,000	10/14/2021
991050	REPAIR/RRF	2,000	08/13/1999
B969575	REMODEL	30	02/05/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2419/0373	12/17/2020	WD	Q	I	05	1,650,000	
GRANTOR: CMCWH LLC							
GRANTEE: BYRNES HOSPITALITY							
1997/1836	8/12/2015	WD	Q	I	05	1,430,000	
GRANTOR: DEB-BY ENTERPRISES IN							
GRANTEE: CMCWH LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W26 BAS=[YR=1993] W10 S31 UOP=[YR=1993] S7 E36 N7 W36 \$ E36 N25 W26 N6 \$ S6 E26 N6 \$ PTR= E15 FUS=[YR=1993] E9 FOP=[YR=1993] E27 S6 W27 N6 \$ S6 E27 S25 FOP=[YR=1993] S7 W36 N7 E36 \$ W36 N31 \$ W15 \$.									