PT NE1/4 OF SEC 2-3N-26E
PT OR 1788/1410 BEING PARCEL 2

FLORIDA MOTEL INC
777 BRICKELL AVE, SUITE #5009229
MIAMI, FL 33131

2026

02-3N-26-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,817
TOTAL MARKET VALUE	41,817
SOH/AGL Deduction	32,524
ASSESSED VALUE	9,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,293
TOTAL JUST VALUE	41,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1788/1410	4/17/2012	CT	U	I	18	166,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA MOTEL INC						
1088/1581	10/21/2002	WD	Q	I		2,140,000
GRANTOR: NEW NASSAU HOST INC						
GRANTEE: J A V A LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	001000	C	COMMERCIAL	0	0004	CHT			27,878.00	SF		1.00	0.50	0.50	3.00	1.50	41,817							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.64 Total Land Value: 41,817 Market: 0 Agricultural: 0 Common: 41,817 PRINTED 07/09/2026 BY SYS