

PT NE 1/4 OF SEC 02-3N-26E
RECD IN OR 2426/1757
TELE ESMT OR 733/15

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

2026

02-3N-26-0000-0002-0010



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	PD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 80	3901	07	18,494	108.2851	102.87	1,902,478	1983	1983	40	00.01	65.00	0.01	STANDARD														
Exterior Wall	28	GLASS THRM 20	1 MOTEL 0% - 0													Heated Area: 17596													
Roof Structure	13	P-STRESS C 100														HX Base Yr													
Roof Cover	04	BUILT-UP 100																											
Interior Wall	05	DRYWALL 50																											
Interior Wall	08	DECORATIVE 50																											
Interior Floor	14	CARPET 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures		152 100																											
Frame	03	MASONRY 100																											
Story Height		8 100																											
RMS		52 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		02	Quality Level 02																										
DOR CODE		3900													HOTELS AND MOTELS														
MAP NUM															MKT AREA 05														
NEIGHBORHOOD/LOC		4001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	8,798	100	1993	8,798	91																								
FOP	583	20	1993	117	1																								
FOP	583	20	1993	117	1																								
FOP	830	20	1993	166	2																								
FOP	830	20	1993	166	2																								
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FOP	830	20	1993	166	2																								
FUS	8,798	100	1993	8,798	91																								
TOTALS		22,082		18,494	190																								
EXTRA FEATURES					852380 US HWY 17, YULEE																								
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	0803	ASPHALT C	0	0	0	0	21,771.00	SF	2.00	2.00	100	1983	1983	3	50		1												
2	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	1994	1994	3	20		1												
4	0887	POOL FILTR	0	0	0	0	1.00	UT	650.00	650.00	100	1994	1994	3	20		1												
5	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1994	1994	3	72		1												
6	0865	POOL SF	0	0	0	0	684.00	SF	80.00	80.00	100	1994	1994		65		1												
7	0845	KOOL DECK	0	0	0	0	1,600.00	SF	7.25	7.25	100	1994	1994	3	64		1												
8	0443	STK FNC 6'	0	0	0	0	122.00	LF	10.00	10.00	100	1998	1998	3	20		1												
9	0443	STK FNC 6'	0	0	0	0	240.00	LF	10.00	10.00	100	1998	1998	3	20		1												
10	0443	STK FNC 6'	0	0	0	0	80.00	LF	10.00	10.00	100	1999	1999	3	20		1												
TOTAL OB/XF 9																													
LAND DESCRIPTION																													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	003900	C	MOTEL	0		CHT	0.00	0.00	44,430.00	SF		1.00	1.00	1.00	3.00	3.00	133,290												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 1.02					Total Land Value: 133,290					Market: 0					Agricultural: 0					Common: 133,290					PRINTED 07/09/2026 BY SYS				

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