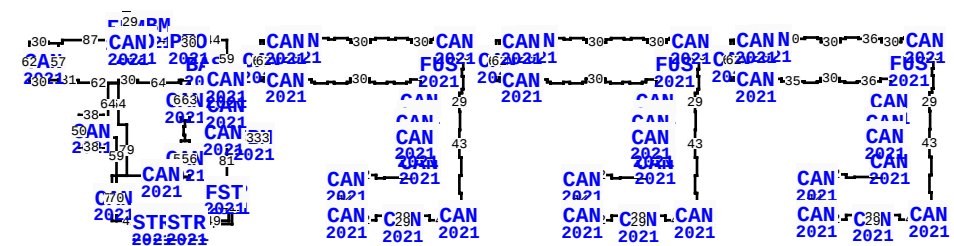


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 5											
Exterior Wall	17	CB STUCCO 100	3903	04	162,579	105.0168	247.05	40,165,142	2021	2021	0	0	40	2.00	58.00	VALUATION SUMMARY											
Roof Structur	10	STEEL FRME 100	5 FULL HOTEL 0% - 0														DIRECT_CAP										
Roof Cover	04	BUILT-UP 80	Heated Area: 158167														HX Base Yr										
Roof Cover	11	SLATE 20															BUILDING MARKET VALUE										
Interior Wall	08	DECORATIVE 80															TOTAL MARKET OB/XF VALUE										
Interior Wall	05	DRYWALL 20															TOTAL LAND VALUE - MARKET										
Interior Floor	14	CARPET 80															TOTAL MARKET VALUE										
Interior Floor	11	CLAY TILE 20															SOH/AGL Deduction										
Ceiling	01	FIN.SUSPD 100															ASSESSED VALUE										
Air Condition	04	ROOF TOP 100															TOTAL EXEMPTION VALUE										
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE										
Fixtures		766 100															TOTAL JUST VALUE										
Frame	03	MASONRY 100															NCON VALUE										
Story Height	11	100															INCOME VALUE										
RMS		352 100															PREVIOUS YEAR MKT VALUE										
Stories	4.	4. 100															COURTYARD BY MARRIOTT & SPRINGHILL SUITES										
Units		0 100																									
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
DOR CODE	3900	HOTELS AND MOTELS																									
MAP NUM		MKT AREA																									
NEIGHBORHOOD/LOC		1060.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	36,554	100	2021	36,554	237,786																						
CAN	8	30	2021	2	287																						
CAN	8	30	2021	2	287																						
CAN	12	30	2021	4	573																						
CAN	14	30	2021	4	573																						
CAN	14	30	2021	4	573																						
CAN	14	30	2021	4	573																						
CAN	14	30	2021	4	573																						
CAN	14	30	2021	4	573																						
CAN	14	30	2021	4	573																						
CAN	14	30	2021	4	573																						
TOTALS	173,803			162,579	295,782																						
EXTRA FEATURES						2700 ATLANTIC AVE, FERNANDINA BEACH																					
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	10,082.00	SF	2.00	2.00	100	2021	2021	3	84	16,938											
2	0855	CONC PAVER	0	0	0	0	4,975.00	SF	10.00	10.00	100	2021	2021	3	98	48,755											
3	0400	CONC CURB	0	0	0	0	937.00	LF	15.00	15.00	100	2021	2021	3	99	13,914											
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	99	99											
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	1,897.50	1,897.50	100	2021	2021	3	95	9,013											
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	95	950											
7	0810	CONCRETE A	0	0	0	0	390.00	SF	6.50	6.50	100	2021	2021	3	98	2,484											
8	0920	CWALL-WD/M	0	0	0	0	212.00	LF	292.50	292.50	100	2021	2021	3	86	53,329											
9	1127	BRICK 8"	0	0	0	0	83.00	SF	11.00	11.00	100	2021	2021	3	99	904											
11	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2021	2021	3	100	500											
LAND DESCRIPTION						TOTAL OB/XF 146,886																					
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	003910	C	HOTEL	0	0003	C-1	0.00	0.00	206,038.00	SF		1.00	1.00	1.00	32.00	32.00	6,593,216										

[illegible]

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		NORM	% COND	VALUATION SUMMARY									
																			VALUATION BY		DIRECT_CAP							
																			Tax Group: 2		Tax Dist:							
																			BUILDING MARKET VALUE		29,747,041							
																			TOTAL MARKET OB/XF VALUE		0							
																			TOTAL LAND VALUE - MARKET		0							
																			TOTAL MARKET VALUE		29,747,041							
																			SOH/AGL Deduction		1,154,446							
																			ASSESSED VALUE		28,592,595							
																			TOTAL EXEMPTION VALUE		0							
																			BASE TAXABLE VALUE		28,592,595							
																			TOTAL JUST VALUE		29,747,041							
																			NCON VALUE		0							
																			INCOME VALUE		29747041							
																			PREVIOUS YEAR MKT VALUE		25,993,268							
DOR CODE		3900			HOTELS AND MOTELS																							
MAP NUM								MKT AREA		01																		
NEIGHBORHOOD/LOC			1060.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
	</																											

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		NORM	% COND	VALUATION SUMMARY										
																						VALUATION BY										
																							DIRECT_CAP									
																							Tax Group: 2									
																							Tax Dist:									
																							BUILDING MARKET VALUE									
																							29,747,041									
																							TOTAL MARKET OB/XF VALUE									
																							0									
																							TOTAL LAND VALUE - MARKET									
																							0									
																							TOTAL MARKET VALUE									
																							29,747,041									
																							SOH/AGL Deduction									
																							1,154,446									
																							ASSESSED VALUE									
																							28,592,595									
																							TOTAL EXEMPTION VALUE									
																							0									
																							BASE TAXABLE VALUE									
																							28,592,595									
																							TOTAL JUST VALUE									
																							29,747,041									
																							NCON VALUE									
																							0									
																							INCOME VALUE									
																							29747041									
																							PREVIOUS YEAR MKT VALUE									
																							25,993,268									
															</																	

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		NORM	% COND	VALUATION SUMMARY										
																					VALUATION BY					DIRECT_CAP				
																					Tax Group: 2					Tax Dist:				
																					BUILDING MARKET VALUE					29,747,041				
																					TOTAL MARKET OB/XF VALUE					0				
																					TOTAL LAND VALUE - MARKET					0				
																					TOTAL MARKET VALUE					29,747,041				
																					SOH/AGL Deduction					1,154,446				
																					ASSESSED VALUE					28,592,595				
																					TOTAL EXEMPTION VALUE					0				
																					BASE TAXABLE VALUE					28,592,595				
																					TOTAL JUST VALUE					29,747,041				
																					NCON VALUE					0				
																					INCOME VALUE					29747041				
																					PREVIOUS YEAR MKT VALUE					25,993,268				