

PT OF BLOCK 1
IN OR 2817/1161
INCLS S-1 17 & 17-1

RAILWAY FLATS LLC
601 OAK ST
NEPTUNE BEACH, FL 32266

2026

29-2N-25-3120-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		57 100
Frame	03	MASONRY 100
Common Wall		6 100
Story Height		8 100
RMS		21 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	3900 HOTELS AND MOTELS	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC 1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	1993	240	1,834
BAS	780	100	1993	780	5,959
BAS	1,260	100	1993	1,260	9,626
BAS	2,800	100	1993	2,800	21,392
CAN	1,235	30	1993	370	2,827
FST	480	50	1993	240	1,834
UST	260	30	1993	78	596
UST	320	30	1993	96	733
TOTALS	7,375			5,864	44,801

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	0	0	0	585.00	UT	4.00	4.00	100	1980	1980	3
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3
3	0803	ASPHALT C	0	0	0	0	10,941.00	SF	2.00	2.00	100	1980	1980	3
4	0964	HALON SYST	2	0	10	2	20.00	SF	50.00	50.00	100	1995	1995	3
5	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	0	1990	1990	3
6	0418	EXHST FAN	2	0	0	0	1.00	UT	400.00	400.00	100	1990	1990	3
7	0680	POLE SHED	0	0	0	0	626.00	SF	10.00	10.00	100	1990	1990	3

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
1	003900	C	MOTEL	0	0004	CH	263.00	179.00	42,670.00	SF		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3901	07	5,864	80.4168	76.40	448,010	1959	1959	0	0	25	80.00	10.00

1 MOTEL 0% - 2026

Heated Area: 5080

HX Base Yr

The floor plan diagram shows a complex building layout. The main structure is a large rectangle with a smaller rectangle attached to its left side. There are several smaller rectangular extensions along the top and right sides. Dimensions are provided for each section. The plan is labeled with 'UST 1993', 'FST 1993', 'BAS 1993', and 'CAN 1993'.

BLD DATE	12/27/2024	KW	LGL DATE
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BLD DATE	12/27/2024	KW	LGL DATE	
XF DATE	12/27/2024	KWA	LAND DATE	
INC DATE	05/12/2026	DG	AG DATE	
542403 US HWY 1, CALLAHAN				05/12/2026 DC

TOTAL OB/XF														
14,924														

NASSAU COUNTY PROPERTY														
PAGE 1 of 3														1
VALUATION SUMMARY														
VALUATION BY										DIRECT_CAP				
Tax Group: 1										Tax Dist:				
BUILDING MARKET VALUE										791,272				
TOTAL MARKET OB/XF VALUE										0				
TOTAL LAND VALUE - MARKET										0				
TOTAL MARKET VALUE										791,272				
SOH/AGL Deduction										0				
ASSESSED VALUE										791,272				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										791,272				
TOTAL JUST VALUE										791,272				
NCON VALUE										0				
INCOME VALUE										791272				
PREVIOUS YEAR MKT VALUE										491,248				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4339R	REPAIR/RRF	3,800	07/14/2020
01	SIGNS	500	12/07/2001
2311	REMODEL	4,000	10/23/2000
2293	SIGN	0	09/15/2000
2290	REMODEL	1,000	09/13/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2817/1161	9/19/2025	SW	Q	I	01	1,000,000	
GRANTOR: PATEL HARESH KUMAR &							
GRANTEE: RAILWAY FLATS LLC							
2494/0376	8/24/2021	WD	U	I	37	225,000	
GRANTOR: PATEL USHA							
GRANTEE: PATEL HARESH KUMAR							

BUILDING NOTES														
BAS=[YR=1993;LABEL=units:32-41;ORIG=0,0] W80 W7 S20 E67 S53 E20 N73 \$														
BAS=[YR=1993;LABEL=units:27-31;ORIG=-100,0] W56 S20 E63 N20 W7 \$														
CAN=[YR=1993;ORIG=-160,59] E5 N34 E130 S73 E5 N13 N12 N53 W67 W6 W63 W4 S39 \$														
BAS=[YR=1993;LABEL=units: 23-25;ORIG=-180,20] S39 E20 N39 W20 \$														
FST=[YR=1993;LABEL=unit:26;ORIG=-156,0] W24 S20 E20 E4 N20 \$														
UST=[YR=1993;ORIG=-80,0] N10 W20 S10 E7 S20 E6 N20 E7 \$														
UST=[YR=1993;LABEL=unit:43;ORIG=-20,98] E20 N13 W20 S13 \$														
BAS=[YR=1993;LABEL=unit:42;ORIG=-20,85] E20 N12 W20 S12 \$														

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