LOT 3
IN OR 2058/1716
(EX UTIL ESMT IN 861/1865 &

SAI SHANKAR LLLP/
76071 SIDNEY PL
YULEE, FL 32097

2026

44-2N-27-1970-0003-0000

BUILDING CHARACTERISTICS

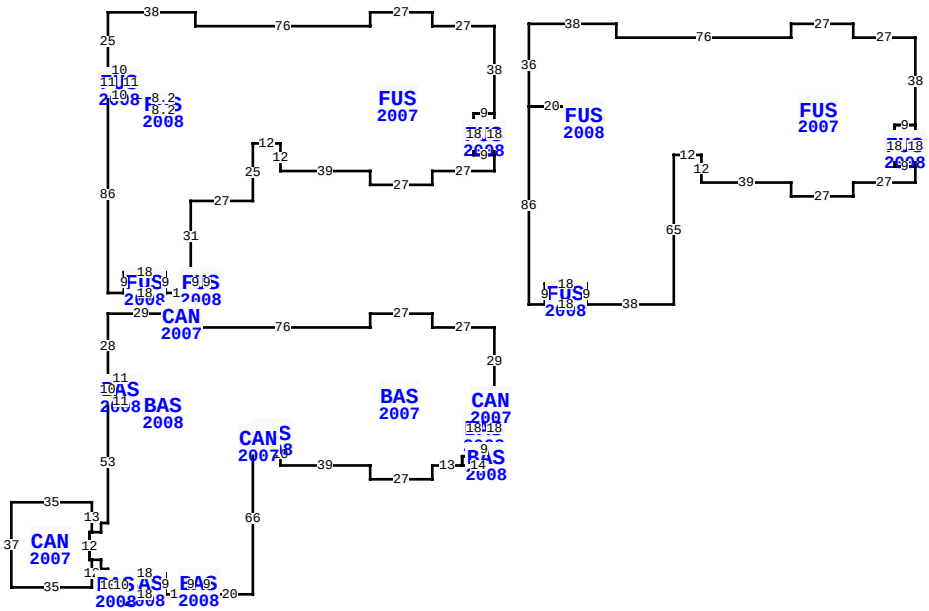
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		261 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		73 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,346	100	2007	13,346	1,783,039
BAS	56	100	2008	56	7,482
BAS	63	100	2008	63	8,417
BAS	64	100	2008	64	8,550
BAS	70	100	2008	70	9,353
BAS	83	100	2008	83	11,089
BAS	110	100	2008	110	14,697
BAS	162	100	2008	162	21,644
BAS	162	100	2008	162	21,644
CAN	15	30	2007	4	534
TOTALS	43,096			42,161	5,632,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	07	42,161	101.2035	155.35	6,549,711	2007	2007	0	0	0	14.00	86.00

1 LMTD HOTEL 0% - 0 Heated Area: 41762 HX Base Yr



** This building has 23 Sub-Areas

76071 SIDNEY PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/03/2024 DC
INC DATE	05/12/2026 DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,014,239
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	6,757,572
SOH/AGL Deduction	1,477,264
ASSESSED VALUE	5,280,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,280,308
TOTAL JUST VALUE	6,757,572
NCON VALUE	0
INCOME VALUE	6757572
PREVIOUS YEAR MKT VALUE	5,866,499

HOLIDAY INN EXPRESS & SUITES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R241137	TEAR OFF ROOF- RE	159,000	01/30/2024
E22106	ELEC OTHER	0	09/01/2009
E19492	ELEC OTHER	3,500	06/01/2007
E19493	ELEC OTHER	400	06/01/2007
E19494	ELEC OTHER	2,100	06/01/2007
B19828	SWIM POOL	47,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/1716	7/15/2016	WD	U	I	11	100
GRANTOR: PATEL RAMAN & KANCHAN						
GRANTEE: SAI SHANKAR LLLP						
1908/0462	3/19/2014	QC	U	I	11	100
GRANTOR: PATEL KANCHAN R						
GRANTEE: SAI SHANKAR LLLP						

BUILDING NOTES

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
1	0803	ASPHALT C	0	0	0	0	33,182.00	SF	2.00	2.00	100	2007	2007	3	56	37,164	
2	0400	CONC CURB	0	0	0	0	1,869.00	LF	15.00	15.00	100	2007	2007	3	89	24,951	
3	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2007	2007	3	89	579	
4	0812	CONCRETE C	0	0	0	0	4,539.00	SF	4.00	4.00	100	2007	2007	3	86	15,614	
5	0505	FLAGPOLE A	0	0	0	0	50.00	LF	50.00	50.00	100	2007	2007	3	24	600	
6	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2007	2007	3	100	3,000	
7	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2007	2007	3	86	2,844	
8	1123	CB 8"	0	0	44	0	396.00	SF	6.15	6.15	100	2007	2007	3	86	2,094	
9	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2007	2007	3	100	700	
10	0463	FENCE GATE	0	0	0	6	2.00	UT	1,200.00	1,200.00	100	2007	2007	3	66	1,584	

TOTAL OB/XF 89,130

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=183,-63] N7 W9 N18 E9 N38 W27 N6 W27 S6 W76 N6 W38 S36 E20 E8 S8 W8 N8 W20 S86 E7 N9 E18 S9 E38 N65 E12 S12 E39 S6 E27 N6 E27 $
BAS=[YR=2007;ORIG=0,0] W27 N6 W27 S6 W76 N6 W3 S3 W6 N3 W29 S28 E11 S8 E9 E8 S8 W8 N8 W9 S2 W11 S53 W3 S4 W4 W1 S12 E1 E4 S4 E3 S2 E7 E18 S9 E11 N9 E7 S9 E20 N66 N3 E5 N5 E7 S8 S10 E39 S6 E27 N6 E13 N4 E5 N3 N18 E6 N6 E3 N29 $
FUS=[YR=2007;ORIG=0,-68] N7 W9 N18 E9 N38 W27 N6 W27 S6 W76 N6 W38 S25 E10 S11 E10 E8 S8 W8 N8 W10 W10 S86 E7 N9 E18 S9 E13 N9 W2 N31 E27 N25 E12 S12 E39 S6 E27 N6 E27 $
CAN=[YR=2007;ORIG=-175,89] N13 W35 S37 E35 N12 W1 N12 E1 $
BAS=[YR=2008;ORIG=-161,116] E18 N9 W18 S9 $

LAND DESCRIPTION

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	003900	C	MOTEL	0	0003	CHT	0.00	0.00	84,070.00	SF		1.00	1.00	0.85	19.00	16.15	1,357,730							

REVIEW DATE 07/31/2024 BY KWX Total Acres: 1.93 Total Land Value: 743,333 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

LOT 3
IN OR 2058/1716
(EX UTIL ESMT IN 861/1865 &

SAI SHANKAR LLLP/
76071 SIDNEY PL
YULEE, FL 32097

2026

44-2N-27-1970-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	04
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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,014,239
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	6,757,572
SOH/AGL Deduction	1,477,264
ASSESSED VALUE	5,280,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,280,308
TOTAL JUST VALUE	6,757,572
NCON VALUE	0
INCOME VALUE	6757572
PREVIOUS YEAR MKT VALUE	5,866,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12699	MECH OTHER	0	02/01/2007
B18726	NEW CONSTR	0	12/01/2006
C18726	CO ISSUED	0	12/01/2006
P11810	OTHER	0	12/01/2006
R09824	REPAIR/RRF	50,000	10/01/2006
E18119	ELEC OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2058/1716	7/15/2016	WD	U	I	11	100
GRANTOR: PATEL RAMAN & KANCHAN						
GRANTEE: SAI SHANKAR LLLP						
1908/0462	3/19/2014	QC	U	I	11	100
GRANTOR: PATEL KANCHAN R						
GRANTEE: SAI SHANKAR LLLP						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/03/2024 DC
INC DATE	05/12/2026 DG	AG DATE	

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
11	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2007	2007	3	66	20,038	
12	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2007	2007	3	24	67	
13	0865	POOL SF	0	0	0	0	668.00	SF	80.00	80.00	100	2007	2007		65	34,736	
14	0855	CONC PAVER	0	0	0	0	1,616.00	SF	10.00	10.00	100	2007	2007	3	86	13,898	
15	0462	ST/AL FNC	0	0	206	0	1,030.00	SF	10.00	10.00	100	2007	2007	3	40	4,120	
16	0649	LIGHTS-GD	0	0	0	0	14.00	SF	225.00	225.00	100	2007	2007	3	24	756	
17	0966	FIRE SPRNK	0	0	0	0	42,129.00	SF	3.00	3.00	100	2007	2007	3	86	108,693	

LAND DESCRIPTION

TOTAL OB/XF 182,308

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

REVIEW DATE 07/31/2024 BY KWX Total Acres: 1.93 Total Land Value: 743,333 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS