

GANGANAYAN LLC
850928 US HWY 17
YULEE, FL 32097

50-3N-27-4720-0057-0000

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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										
Exterior Wall		15	CONC BLOCK 100		3901	07		482	106.1340	100.83	48,600	1960	1960		0	0	0	80.00	20.00	VALUATION BY					DIRECT_CAP				
Roof Structur		04	WOOD TRUSS 100		5 MOTEL 0% - 0															Heated Area: 480					HX Base Yr				
Roof Cover		03	COMP SHNGL 100		16 30 16 22 6 2 4 5 4 5 PTO 1993 PTO 1993															BUILDING MARKET VALUE					735,115				
Interior Wall		03	PLASTER 100																	TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14	CARPET 100																	TOTAL LAND VALUE - MARKET					0				
Ceiling		02	F.NOT SUS 100																	TOTAL MARKET VALUE					918,894				
Air Condition		02	WINDOW 100																	SOH/AGL Deduction					415,301				
Heating Type		02	CONVECTION 100																	ASSESSED VALUE					503,593				
Fixtures			13 100																	TOTAL EXEMPTION VALUE					0				
Frame		03	MASONRY 100																	BASE TAXABLE VALUE					503,593				
Story Height			8 100																	TOTAL JUST VALUE					918,894				
RMS			2 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE					918894																			
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					457,812																			
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		3900	HOTELS AND MOTELS																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	480	100	1993	480	9,680																								
PTO	20	5	1993	1	20																								
PTO	20	5	1993	1	20																								
TOTALS		520			482	9,720																							
EXTRA FEATURES						850928 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														
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