

BLOCK 2 W93.75 FT OF LOT 2
ESMT PT OR 1203/651
SADLER ESTATES PB 2/68

2728 STRATEGIC HOLDINGS LLC/
PO BOX 20669
ST SIMONS ISLAND, GA 31522

2023

00-00-30-0600-0002-0020



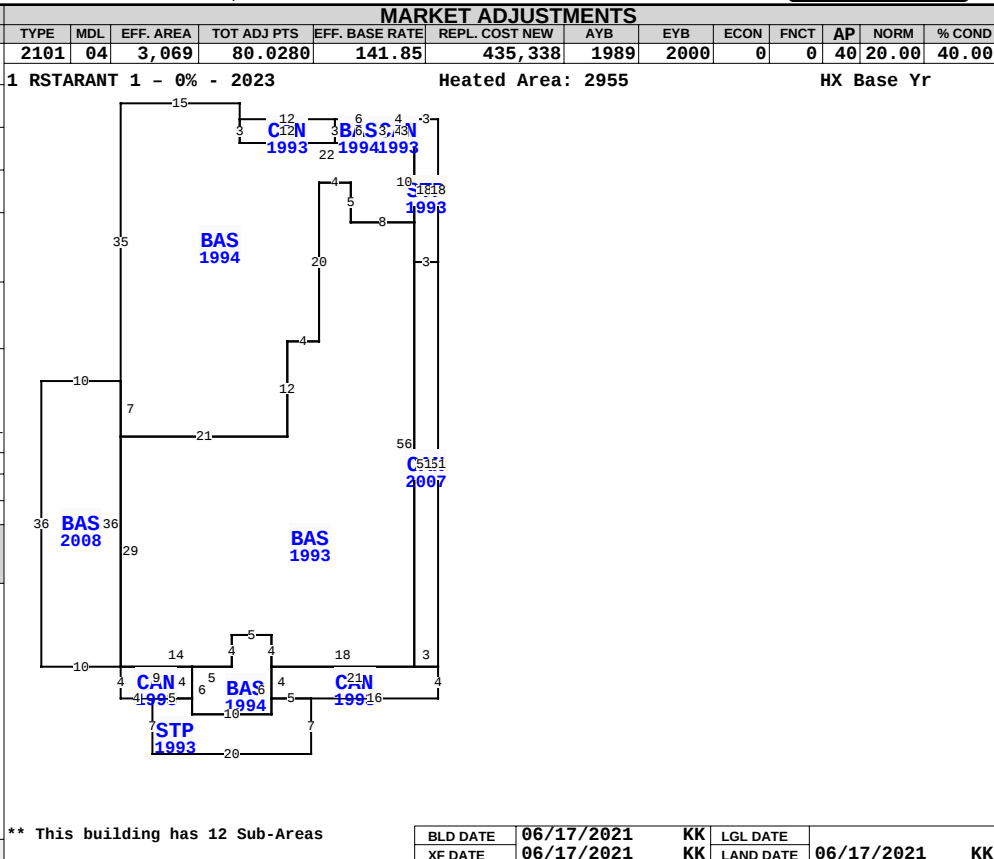
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 100
Interior Floo	13 LVT/LAMMT 100
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	12 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	02	Quality Level 02	
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	81,989
BAS	18	100	18	1,021
BAS	80	100	80	4,539
BAS	1,052	100	1,052	59,690
BAS	360	100	360	20,426
CAN	12	30	4	227
CAN	36	30	11	624
CAN	36	30	11	624
CAN	84	30	25	1,418
CAN	153	30	46	2,610
TOTALS	3,450		3,069	174,135

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
2	0383	FREEZER	0	0	11	6	66.00	SF	105.00
3	0381	COOLER	0	0	11	6	66.00	SF	82.50
4	0812	CONCRETE C	0	0	0	0	3,014.00	SF	4.00
5	0803	ASPHALT C	0	0	0	0	16,740.00	SF	2.00
6	0400	CONC CURB	0	0	0	0	1,091.00	LF	15.00
7	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00
8	0424	CL FNC 6'	0	0	0	0	41.00	LF	20.00
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-1	94.00	400.00	37,500.00



TOTAL OB/XF									
40,600									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-1	94.00	400.00	37,500.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					174,135				
TOTAL MARKET OB/XF VALUE					42,690				
TOTAL LAND VALUE - MARKET					937,500				
TOTAL MARKET VALUE					1,154,325				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,154,325				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,154,325				
TOTAL JUST VALUE					1,154,325				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					983,318				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120912	INSTALL METER	300	05/22/2012
20120886	WATER HEATER	400	05/16/2012
20120669	A/C	6,500	04/18/2012
20061256	ADDITION	60,000	06/05/2006
20051463	H/AC	7,000	03/28/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2577/0053	7/08/2022	SW	Q	I	01	1,350,000	
GRANTOR: SPENCER-BELL PROPRTY							
GRANTEE: 2728 STRATEGIC HOLD							
1542/0125	12/20/2007	WD	U	I	12	750,000	
GRANTOR: BARNARD INVESTMENTS I							
GRANTEE: SPENCER-BELL PROPER							

BUILDING NOTES									
BUILDING DIMENSIONS									
STP=[YR=1993] W3 CAN=[YR=1993] W4 BAS=[YR=1994] W6 CAN=[YR=1993] W12 BAS=[YR=1994] N2 W15 S35BAS=[YR=2008] W10 S36E10 N36 \$ S7 BAS=[YR=1993] S29 CAN=[YR=1993] S4E4 STP=[YR=1993] S7 E20 N7 CAN=[YR=1993] E16 N4CAN=[YR=2007] N51 W3 S51 E3 \$ W21 BAS=[YR=1994] N4 W5 S4 W5 S6 E10 N6\$ S4 E5 \$W5 S2 W10 N2 W5 \$ E5N4 W9 \$ E14 N4 E5 S4 E18 N56 W8N5W4S20W4 S12W21\$ E21N12E4N20E4S5E8N10 W22N3\$S3E12N3 \$ S3 E6 N3\$S3E4 N3 \$ S18 E3 N18 \$.									

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