

PT LOT 40 & PT S1/2 OF ALLEY
IN OR 1722/594 (EX PT R/W IN
OR 735/420, DOT R/W IN

KEMP RIDGE HOLDINGS LLC/
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

2023

00-00-30-0800-0040-0030

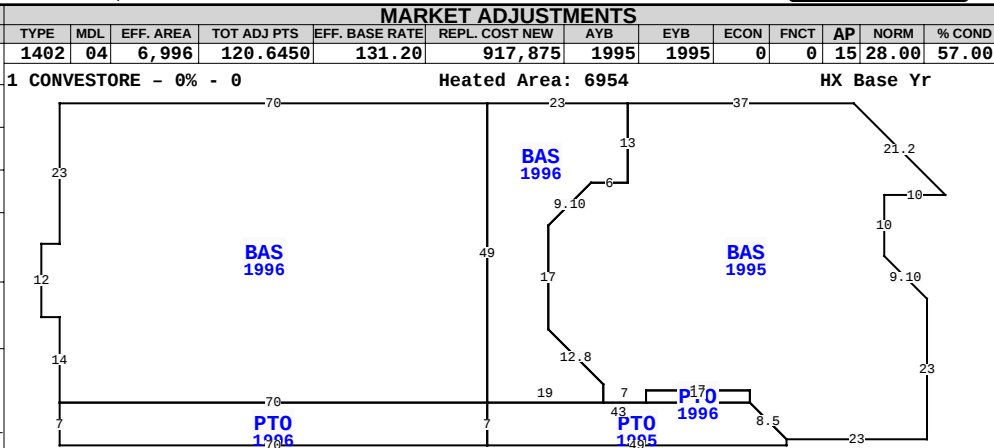


BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 70		
Exterior Wall	15	CONC BLOCK 30		
Roof Structure	09	RIDGE FRME 100		
Roof Cover	02	ROLL COMP 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	07	CORK/VTILE 30		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		27 100		
Frame	03	MASONRY 100		
Story Height		14 100		
RMS		12 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1410	CONVENIENCE STORES		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2004.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,737	100	2,737	204,684
BAS	751	100	751	56,163
BAS	3,466	100	3,466	259,201
PTO	325	5	16	1,196
PTO	34	5	2	149
PTO	490	5	24	1,795
TOTALS	7,803		6,996	523,189

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	42,557.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	1,400.00	LF	15.00
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00
4	0524	PUMP ISLND	0	0	0	0	288.00	SF	4.50
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00
6	1100	VAC SYSTEM	0	0	0	0	3.00	UT	800.00
7	0431	CL FNC 8B	0	0	0	0	10.00	LF	12.50
8	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0003	CI	200.00	207.00	69,260.00



BLD DATE	06/03/2022	KK	LGL DATE	
XF DATE	03/18/2021	KK	LAND DATE	03/18/2021
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	42,557.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	1,400.00	LF	15.00
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00
4	0524	PUMP ISLND	0	0	0	0	288.00	SF	4.50
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00
6	1100	VAC SYSTEM	0	0	0	0	3.00	UT	800.00
7	0431	CL FNC 8B	0	0	0	0	10.00	LF	12.50
8	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00

TOTAL OB/XF									
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1	001410	C	CONV STORE	0	0003	CI	200.00	207.00	69,260.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	563,326								
TOTAL MARKET OB/XF VALUE	3,415								
TOTAL LAND VALUE - MARKET	1,471,775								
TOTAL MARKET VALUE	2,038,516								
SOH/AGL Deduction	213,569								
ASSESSED VALUE	1,824,947								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	1,824,947								
TOTAL JUST VALUE	2,038,516								
NCON VALUE	0								
INCOME VALUE	2,204,227								
PREVIOUS YEAR MKT VALUE	1,731,266								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1518010	REMODEL	0	01/01/2015
R1313317	REPAIR/RRF	7,400	01/01/2013
P02-5850	REMODEL	800	07/05/2002
20011589	XFOB	15,000	07/12/2001
S01153	SIGN	0	05/01/2001
S/991103	SIGN	2,000	10/16/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1722/0594	12/30/2010	QC	U	I	11	1,043,000			
GRANTOR: FLASH FOODS INC									
GRANTEE: KEMP RIDGE HOLDINGS									
0746/0932	12/15/1995	QC	U	I	10	100			
GRANTOR: HARDEE WILL L & ELNOR									
GRANTEE: FLASH FOODS INC									

BUILDING NOTES									
BAS=[YR=1995] W37 BAS=[YR=1996] W23 BAS=[YR=1996] W70 S23 W3 S12 E3 S14 PTO=[YR=1996] S7 E70 PTO=[YR=1995] E49 N1 U6 L6 PTO=[YR=1996] N2 W17 S2 E17\$ W43 S7\$ N7 W70\$ E70 N49\$ S49 E19 N3 U9 L9 N17 U7 R7 E6 N13\$ S13 W6 D7 L7 S17 D9 R9 S3 E7 N2 E17 S2 D6 R6 E23 N23 U7 L7 N10 E10 U15 L15 \$.									

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