

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

2024

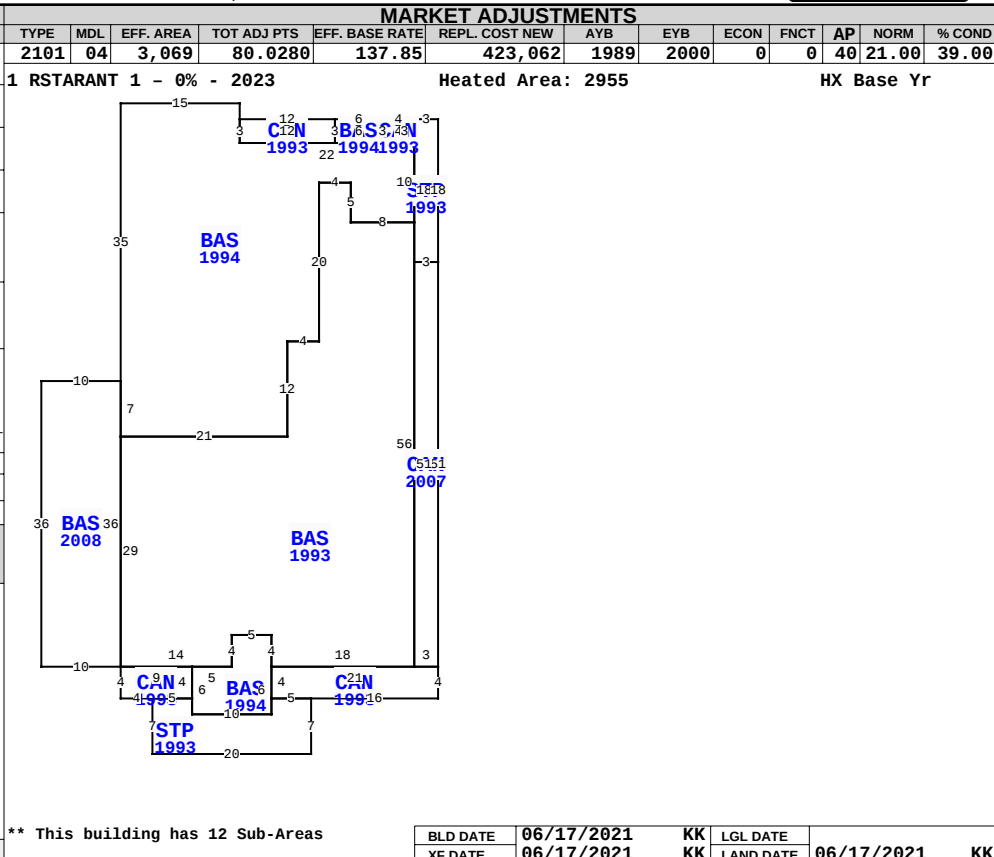
00-00-30-0600-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
NEIGHBORHOOD/LOC	1060.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	77,685
BAS	18	100	18	968
BAS	80	100	80	4,301
BAS	1,052	100	1,052	56,557
BAS	360	100	360	19,354
CAN	12	30	4	215
CAN	36	30	11	591
CAN	36	30	11	591
CAN	84	30	25	1,344
CAN	153	30	46	2,473
TOTALS	3,450		3,069	164,994



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		164,994	
TOTAL MARKET OB/XF VALUE		41,931	
TOTAL LAND VALUE - MARKET		937,500	
TOTAL MARKET VALUE		1,144,425	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,144,425	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,144,425	
TOTAL JUST VALUE		1,144,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,154,325	

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
2577/0053	7/08/2022	SW	Q	I	01
GRANTOR: SPENCER-BELL PROPERTY					
GRANTEE: 2728 STRATEGIC HOLD					
1542/0125	12/20/2007	WD	U	I	12
GRANTOR: BARNARD INVESTMENTS I					
GRANTEE: SPENCER-BELL PROPER					

BUILDING NOTES	
STP=[YR=1993] W3 CAN=[YR=1993] W4 BAS=[YR=1994] W6 CAN=[YR=1993] W12 BAS=[YR=1994] N2 W15 S3SBAS=[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 \$.	

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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1989	1989	3
2	0383	FREEZER	0	0	11	6	66.00	SF	105.00	105.00	100	1989	1989	3
3	0381	COOLER	0	0	11	6	66.00	SF	82.50	82.50	100	1989	1989	3
4	0812	CONCRETE C	0	0	0	0	3,014.00	SF	4.00	4.00	100	1989	1989	3
5	0803	ASPHALT C	0	0	0	0	16,740.00	SF	2.00	2.00	100	1989	1989	3
6	0400	CONC CURB	0	0	0	0	1,091.00	LF	15.00	15.00	100	1989	1989	3
7	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	1989	1989	3
8	0424	CL FNC 6'	0	0	0	0	41.00	LF	20.00	20.00	100	1997	1997	3
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1989	1989	3

LAND DESCRIPTION										TOTAL OB/XF										39,853									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	002100	C	RESTAURANT	0	0003	C-1	94.00	400.00	37,500.00	SF		1.00	1.00	1.00	25.00	25.00	937,500												

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