

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

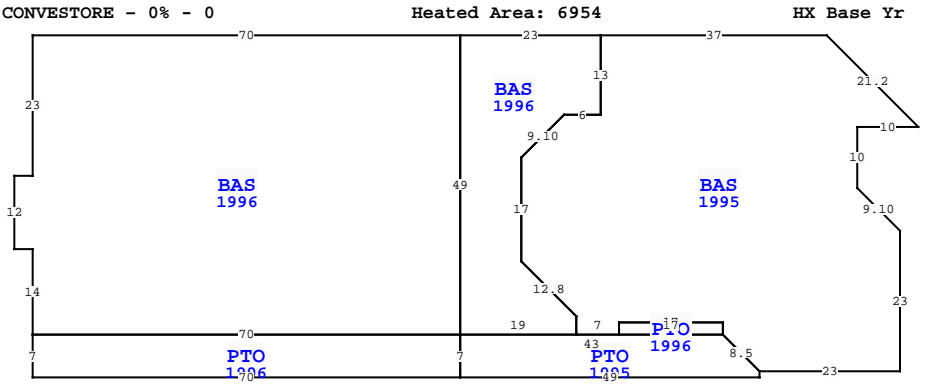
KEMP RIDGE HOLDINGS LLC/
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

2024

00-00-30-0800-0040-0030

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	CONVESTORE	- 0%	- 0										



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,737	100	2,737	230,650
BAS	751	100	751	63,287
BAS	3,466	100	3,466	292,084
PTO	325	5	16	1,349
PTO	34	5	2	168
PTO	490	5	24	2,022
TOTALS	7,803		6,996	589,560

1982 S 8TH ST, FERNANDINA BEACH

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

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
1	0812	CONCRETE C	0	0	0	0	42,557.00	SF	4.00	4.00	1	1995	1995	3	1	1,702	
2	0400	CONC CURB	0	0	0	0	1,400.00	LF	15.00	15.00	1	1995	1995	3	1	210	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	1	1995	1995	3	1	152	
4	0524	PUMP ISLND	0	0	0	0	288.00	SF	4.50	4.50	1	1995	1995	3	1	13	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	1	1995	1995	3	1	5	
6	1100	VAC SYSTEM	0	0	0	0	3.00	UT	800.00	800.00	1	2005	2005	3	1	24	
7	0431	CL FNC 8B	0	0	0	0	10.00	LF	12.50	12.50	1	1996	1996	3	1	1	
8	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	1	1995	1995	3	1	14	
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	1	1995	1995	3	1	5	
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	1	1995	1995	3	1	6	

TOTAL OB/XF 2,132

LAND DESCRIPTION		TOTAL OB/XF																						
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	001410	C	CONV STORE	0	0003	CI	200.00	207.00	69,260.00	SF		1.00	1.00	1.25	17.00	21.25	1,471,775							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		628,276	
TOTAL MARKET OB/XF VALUE		3,415	
TOTAL LAND VALUE - MARKET		1,471,775	
TOTAL MARKET VALUE		2,103,466	
SOH/AGL Deduction		96,024	
ASSESSED VALUE		2,007,442	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,007,442	
TOTAL JUST VALUE		2,103,466	
NCON VALUE		0	
INCOME VALUE		2,204,227	
PREVIOUS YEAR MKT VALUE		2,038,516	

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	
BUILDING DIMENSIONS 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 \$	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	01	FLAT 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	03	MASONRY 100	
Story Height		10 100	
RMS		1 100	
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
BAS	259	100	259
BAS	629	100	629
TOTALS	888		888
			38,716

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																
2	CAR/W AUTO	- 0%	- 0										Heated Area: 888 HX Base Yr															
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 1995 </div>																												
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ASSESSED VALUE			2,007,442
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,007,442
TOTAL JUST VALUE			2,103,466
NCON VALUE			0
INCOME VALUE			2,204,227
PREVIOUS YEAR MKT VALUE			2,038,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704062	NEW CONSTR	41,602	07/01/1997
B9501916	NEW CONSTR	0	05/17/1995

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						

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	% COND	OB/XF MKT VALUE	NOTES		
11	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	1	1995	1995	3	1		12		
12	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	1	1995	1995	3	1		3		
13	7000	SIGN	0	0	0	0	1.00	SF	16,500.00	16,500.00	1	1995	1995	3	1		165		
14	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	1	2005	2005	3	1		20		
15	0424	CL FNC 6'	0	0	0	0	18.00	LF	20.00	20.00	1	2000	2000	3	1		4		
16	0446	BOX FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	1	2012	2012	3	1		8		
17	0446	BOX FNC 6'	0	0	0	0	18.00	LF	20.00	20.00	1	2012	2012	3	1		4		
18	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	1	2012	2012	3	1		6		
19	4310	CANOPIES F	0	0	111	42	4,662.00	UT	22.75	22.75	1	2001	2001	3	1		1,061		
TOTALS														888		888		38,716	

BUILDING NOTES			
1982 S 8TH ST, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1995] W37 S17 BAS=[YR=1995] S7 E37 N7 W37\$ E37 N17\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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
														1,283										