PT OF GOVT LOT 5
IN OR 1722/567

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

2024

29-3N-28-0000-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

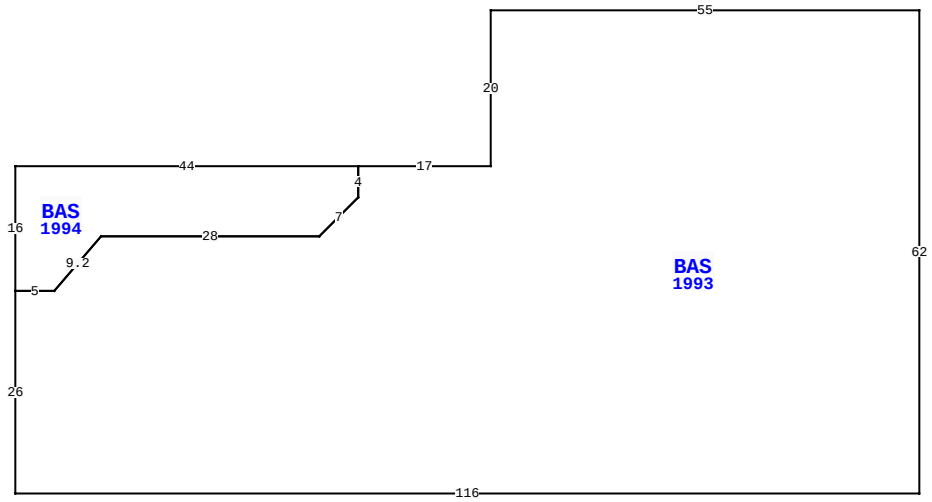
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,533	100	5,533	381,713
BAS	440	100	440	30,355
TOTALS	5,973		5,973	412,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	5,973	104.4623	132.67	792,438	1987	1987	0	0	0	48.00	52.00

1 CONVESTORE – 0% - 0 Heated Area: 5973 HX Base Yr



2020 SADLER RD, FERNANDINA BEACH

BLD DATE	08/18/2020	KK	LGL DATE	
XF DATE	08/18/2020	KK	LAND DATE	08/18/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	412,068
TOTAL MARKET OB/XF VALUE	66,101
TOTAL LAND VALUE - MARKET	586,500
TOTAL MARKET VALUE	1,064,669
SOH/AGL Deduction	261,451
ASSESSED VALUE	803,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	803,218
TOTAL JUST VALUE	1,064,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200009	REPAIR/RRF	45,551	03/05/2020
20171839	XFOB	1,100	06/14/2017
20171828	REMODEL	800	06/13/2017
20171743	REMODEL	2,200	06/06/2017
20130095	GAS	200	01/14/2013
20070093	ELEC OTHER	1,950	01/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1722/0599	12/30/2010	QC	U	I	11	496,800
GRANTOR: THE JONES COMPANY						
GRANTEE: KEMP RIDGE HOLDINGS						
1722/0567	12/30/2010	QC	U	I	11	255,800
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S20 W17 BAS=[YR=1994] W44 S16 E5 U7 R6 E28 U5 R5 N4$ S4 D5 L5 W28 D7 L6 W5 S26 E116 N62$.

EXTRA FEATURES

LN	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	12,228.00	SF	5.60	5.60	100	1987	1987	3	52	35,608	
2	0810	CONCRETE A	0	0	22	57	1,254.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,442	
3	0812	CONCRETE C	0	0	0	0	2,760.00	SF	4.00	4.00	100	2007	2007	3	88	9,715	
4	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	1987	1987	3	100	2,000	
5	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2007	2007	3	100	700	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2000	2000	3	20	160	
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1987	1987	3	25	450	
8	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	97	227	
9	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	97	227	
10	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	97	227	

TOTAL OB/XF 53,756

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	C-2	150.00	200.00	30,000.00	SF		1.00	1.00	1.15	17.00	19.55	586,500							

REVIEW DATE 08/18/2020 BY KK Total Acres: 0.00 Total Land Value: 586,500 Market: 0 Agricultural: 0 Common: 586,500 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070006	ELEC OTHER	1,200	01/03/2007
20062656	REPAIR/RRF	20,000	12/04/2006
20062657	GAS	100,000	12/04/2006
20061643	DEMOLITION	3,000	07/12/2006
B002207	REMODEL	20,000	02/17/2000
B9610106	REMODEL	14,650	10/25/1996

SALES DATA

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BLD DATE	08/18/2020	KK	LGL DATE	
XF DATE	08/18/2020	KK	LAND DATE	08/18/2020 KK
INC DATE			AG DATE	

BUILDING NOTES

EXTRA FEATURES

LN	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	7000	SIGN	0	0	0	0	1.00	SF	16,000.00	16,000.00	100	1987	1987	3	20	3,200	
12	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2000	2000	3	84	21	
13	0443	STK FNC 6'	0	0	0	0	26.00	LF	10.00	10.00	100	2013	2013	3	60	156	
14	4310	CANOPIES F	0	0	0	0	1,971.00	UT	22.75	22.75	100	2007	2007	3	20	8,968	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,345

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/18/2020 BY KK Total Acres: 0.00 Total Land Value: 586,500 Market: 0 Agricultural: 0 Common: 586,500 PRINTED 08/06/2024 BY SYS