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

2025

00-00-30-0800-0040-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

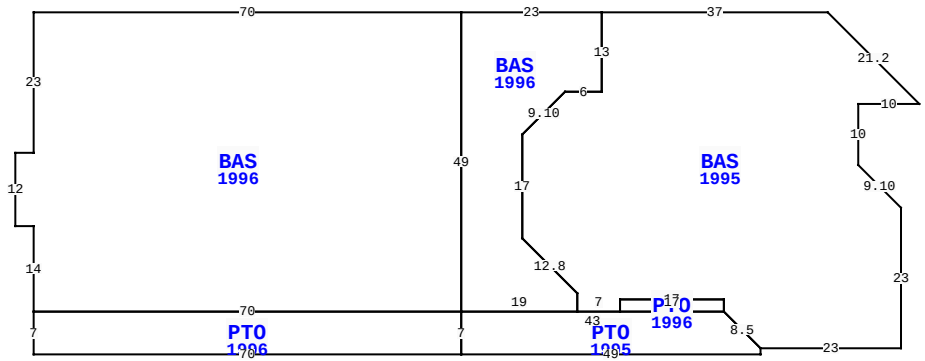
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,737	100	1995	2,737	216,141
BAS	751	100	1996	751	59,306
BAS	3,466	100	1996	3,466	273,710
PTO	325	5	1995	16	1,264
PTO	34	5	1996	2	158
PTO	490	5	1996	24	1,895
TOTALS	7,803			6,996	552,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1402	04	6,996	120.6450	149.00	1,042,404	1995	1995	0	0	15	32.00	53.00

1 CONVESTORE – 0% - 0 Heated Area: 6954 HX Base Yr



1982 S 8TH ST, FERNANDINA BEACH

BLD DATE	06/03/2022	KK	LGL DATE	
XF DATE	03/18/2021	KK	LAND DATE	04/07/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	590,554
TOTAL MARKET OB/XF VALUE	3,415
TOTAL LAND VALUE - MARKET	1,731,500
TOTAL MARKET VALUE	2,325,469
SOH/AGL Deduction	117,283
ASSESSED VALUE	2,208,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,208,186
TOTAL JUST VALUE	2,325,469
NCON VALUE	0
INCOME VALUE	2,204,227
PREVIOUS YEAR MKT VALUE	2,103,466

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 $.

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	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

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	CI	200.00	207.00	69,260.00	SF		1.00	1.00	1.25	20.00	25.00	1,731,500							

REVIEW DATE 03/18/2021 BY KK Total Acres: 1.59 Total Land Value: 1,731,500 Market: 0 Agricultural: 0 Common: 1,731,500 PRINTED 07/30/2025 BY SYS

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

2025

00-00-30-0800-0040-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

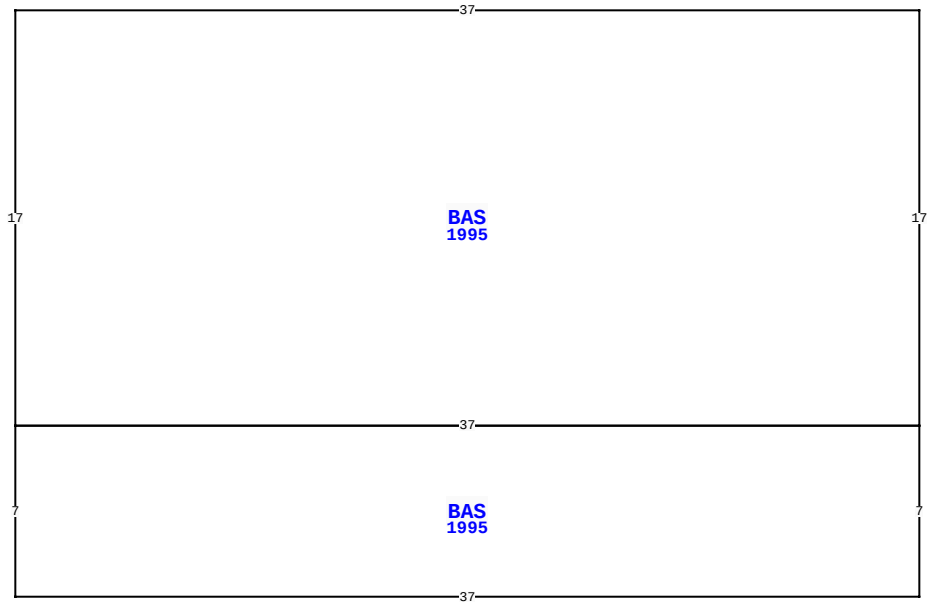
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	259	100	1995	259	11,107
BAS	629	100	1995	629	26,974
TOTALS	888			888	38,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2602	04	888	58.8525	65.47	58,137	1995	1995	0	0	20	14.50	65.50

2 CAR/W AUTO – 0% - 0 Heated Area: 888 HX Base Yr



1982 S 8TH ST, FERNANDINA BEACH

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TOTAL JUST VALUE	2,325,469
NCON VALUE	0
INCOME VALUE	2,204,227
PREVIOUS YEAR MKT VALUE	2,103,466

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 1,283

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 03/18/2021 BY KK Total Acres: 1.59 Total Land Value: 1,731,500 Market: 0 Agricultural: 0 Common: 1,731,500 PRINTED 07/30/2025 BY SYS