

LOTS 53 & 66
IN OR 546 PG 1129
ESMT OR 1861/1317

SANDRIDGE APARTMENTS LTD/
C/O LAMAR MANAGEMENT INC, 300 WILLOWBEND ROAD SUTE 200
PEACHTREE CITY, GA 30269

2025

00-00-31-1180-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100

Quality	02	Quality Level 02
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,168	100	1993	4,168	269,373
FOP	130	30	1993	39	2,521
FOP	130	30	1993	39	2,521
FOP	130	30	1993	39	2,521
FOP	216	30	1993	65	4,201
FOP	220	30	1993	66	4,265
FOP	220	30	1993	66	4,265
FST	18	55	1993	10	647
FST	18	55	1993	10	647
FST	18	55	1993	10	647
TOTALS	5,322			4,542	293,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	11,036.00	SF	4.00
2	0423	CL FNC 5'	0	0	0	0	350.00	LF	6.85
3	0803	ASPHALT C	0	0	0	0	29,939.00	SF	2.00
4	0680	POLE SHED	0	0	6	8	48.00	SF	10.00
5	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
6	4950	BOLLARD	0	0	0	0	1.00	UT	100.00
7	0443	STK FNC 6'	0	0	0	0	125.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000300	C	MULTI-FAMILY	0		R-1	0.00	0.00	46.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	4,542	101.7144	86.46	392,701	1989	1989	0	0	25.25	74.75	
1 APARTMENT - 0% - 0												
Heated Area: 4168												
HX Base Yr												

** This building has 13 Sub-Areas	BLD DATE	06/28/2018	KK	LGL DATE	
	XF DATE	06/28/2018	KK	LAND DATE	
	INC DATE	05/14/2025	DC	AG DATE	

2021 JASMINE ST, FERNANDINA BEACH	05/14/2025	DC
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 8
VALUATION BY	DIRECT_CAP		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,967,904		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	2,459,880		
SOH/AGL Deduction	930,916		
ASSESSED VALUE	1,528,964		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,528,964		
TOTAL JUST VALUE	2,459,880		
NCON VALUE	0		
INCOME VALUE	2,459,880		
PREVIOUS YEAR MKT VALUE	2,088,794		

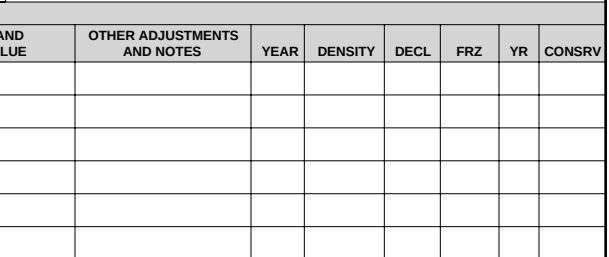
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181247	REPAIR/RRF	6,100	04/16/2018
20180992	REPAIR/RRF	10,000	03/23/2018
20132306	REPAIR/RRF	50,000	10/02/2013
20131692	H/AC	2,500	07/18/2013
20130569	H/AC	3,000	03/21/2013
20052124	REPAIR/RRF	75,000	07/05/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0546/1129	7/01/1988	WD	Q	I	
GRANTOR: MIDLAND PROPERTIES					
GRANTEE: SANDRIDGE APRTMNTS					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1993] W55 S4 FST=[YR=1993] S2 FOP=[YR=1993] W54 FST=[YR=1993] N2 FOP=[YR=1993] N4 W55 S4 FST=[YR=1993] S3 BAS=[YR=1993] S23 E14 FOP=[YR=1993] S5 E26 N5 W26 \$ E40 S6 E15 FOP=[YR=1993] S5 E26 N5 W26 \$ E41 N6 E14 FOP=[YR=1993] S5 E26 N5 W26 \$ E40 N23 FST=[YR=1993] N3 W6 S3 E6 \$ W6 N3 W43 S3 W6 S3 FST=[YR=1993] W6 S3 E6 N3 \$ S3 W6 N3 W42 FST=[YR=1993] W6 S3 E6 N3 \$ S3 W6 N6 W6 N3 W43 S3 W6 \$ E6 N3 W6 \$ E55 \$ W6 S3 E6 N1 \$ S4 E54 N4 \$ S1 E6 N3 W6 \$ E55 N4 \$.									

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REVIEW DATE	06/05/2024	BY	KBA	Total Acres: 0.00	Total Land Value: 491,976	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/30/2025 BY SYS
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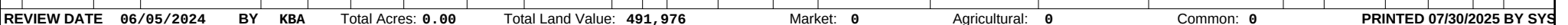
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