PT OF GOVT LOT 5
IN OR 2528/63

WILL HARDEE LAND TRUST/PROPERTY MGMT SUPPORT INC T
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2025

29-3N-28-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

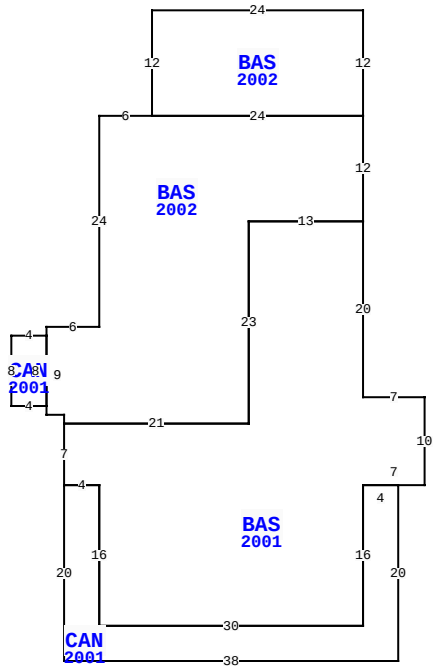
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100	2001	1,087	53,975
BAS	288	100	2002	288	14,301
BAS	815	100	2002	815	40,468
CAN	32	30	2001	10	496
CAN	280	30	2001	84	4,171
TOTALS	2,502			2,284	113,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2201	04	2,284	129.0555	261.34	596,901	2001	2001	0	0	60	21.00	19.00

1 FAST FOOD – 0% - 2023 Heated Area: 2190 HX Base Yr



2108 SADLER RD, FERNANDINA BEACH

BLD DATE	04/04/2025 KW	LGL DATE	
XF DATE		LAND DATE	04/21/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,411
TOTAL MARKET OB/XF VALUE	45,719
TOTAL LAND VALUE - MARKET	603,750
TOTAL MARKET VALUE	762,880
SOH/AGL Deduction	0
ASSESSED VALUE	762,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,880
TOTAL JUST VALUE	762,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	754,970

KRYSTALS RESTUARANT - CLOSED - AVAILABLE FOR LEASE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190043	REPAIR/RRF	20,365	12/26/2019
20150193	REMODEL	1,500	01/29/2015
20140769	ELEC OTHER	500	04/21/2014
20130096	GAS	200	01/14/2013
20120832	INSTALL METER	225	05/11/2012
20062539	SIGN	1,000	11/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0063	1/05/2022	SW	Q	I	01	1,000,000
GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: WILL HARDEE LAND TR						
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=2002] W24 S12 BAS=[YR=2002] W6 S24 W6 S1
CAN=[YR=2001] W4 S8 E4 N8 $ S9 E2 S1 BAS=[YR=2001] S7
CAN=[YR=2001] S20 E38 N20 W4 S16 W30 N16 W4 $ E4 S16 E30 N16 E7 N10 W7 N20 W13S23W21$E21N23E13 N12W24$E24N12$.

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	0964	HALON SYST	0	0	0	0	30.00	SF	50.00	50.00	100	2001	2001	3	79	1,185	
2	0964	HALON SYST	0	0	0	0	30.00	SF	50.00	50.00	100	2001	2001	3	79	1,185	
3	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2001	2001	3	20	160	
4	0400	CONC CURB	0	0	0	0	957.00	LF	15.00	15.00	100	2001	2001	3	84	12,058	
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2001	2001	3	84	63	
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2001	2001	3	100	200	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2001	2001	3	52	7,894	
8	1123	CB 8"	0	0	35	6	210.00	SF	6.15	6.15	100	2001	2001	3	79	1,020	
9	0812	CONCRETE C	0	0	0	0	1,945.00	SF	4.00	4.00	100	2001	2001	3	79	6,146	
10	0803	ASPHALT C	0	0	0	0	15,522.00	SF	2.00	2.00	100	2001	2001	3	50	15,522	

TOTAL OB/XF 45,433

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	002200	C	DRIVE-IN	0	0003	C-2	150.00	200.00	30,000.00	SF		1.00	1.00	1.15	17.50	20.13	603,750							

REVIEW DATE 04/04/2025 BY KW Total Acres: 0.69 Total Land Value: 603,750 Market: 0 Agricultural: 0 Common: 603,750 PRINTED 07/30/2025 BY SYS

PT OF GOVT LOT 5
IN OR 2528/63

WILL HARDEE LAND TRUST/PROPERTY MGMT SUPPORT INC T
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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BASE TAXABLE VALUE	762,880
TOTAL JUST VALUE	762,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	754,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003967	NEW CONSTR	150,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: WILL HARDEE LAND TR						
1722/0567	12/30/2010	QC	U	I	11	255,800
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0097	AWNING CN	0	0	7	3	11.00	SF	65.00	65.00	100	2001	2001	3	40	286	

LAND DESCRIPTION

TOTAL OB/XF 286

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 04/04/2025 BY KW Total Acres: 0.69 Total Land Value: 603,750 Market: 0 Agricultural: 0 Common: 603,750 PRINTED 07/30/2025 BY SYS