

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

2026

00-00-30-0800-0040-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

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	220,603
BAS	751	100	1996	751	60,531
BAS	3,466	100	1996	3,466	279,361
PTO	325	5	1995	16	1,290
PTO	34	5	1996	2	161
PTO	490	5	1996	24	1,934

TOTALS 7,803 6,996 563,880

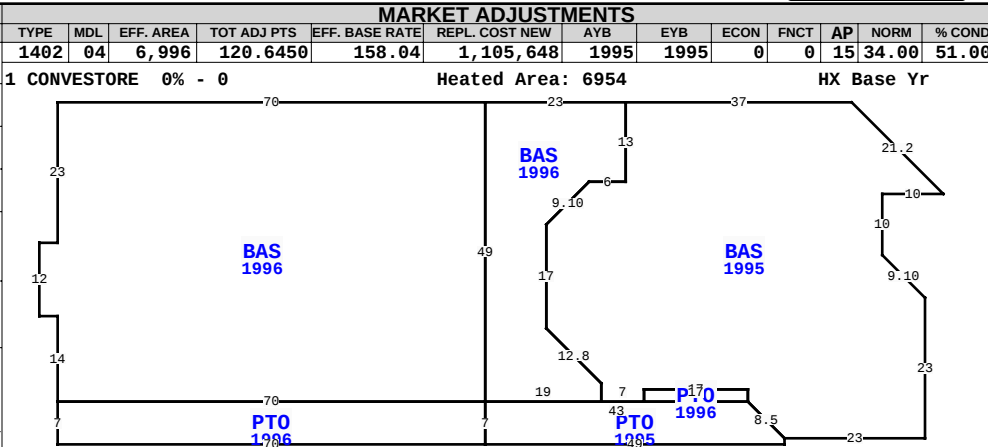
EXTRA FEATURES

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
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	

LAND DESCRIPTION

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	1.15	22.00	25.30	1,752,278							

REVIEW DATE 06/02/2026 BY TD



1982 S 8TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2026 DC

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		603,626
TOTAL MARKET OB/XF VALUE		3,415
TOTAL LAND VALUE - MARKET		1,752,278
TOTAL MARKET VALUE		2,359,319
SOH/AGL Deduction		0
ASSESSED VALUE		2,359,319
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,359,319
TOTAL JUST VALUE		2,359,319
NCON VALUE		0
INCOME VALUE		2204227
PREVIOUS YEAR MKT VALUE		2,325,469

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
1722/0594	12/30/2010	QC	U	I	11

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
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TOTAL OB/XF 2,132

Total Acres: 1.59 Total Land Value: 1,752,278

Market: 0

Agricultural: 0

Common: 1,752,278

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