

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

2026

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	277,597
FOP	130	30	1993	39	2,598
FOP	130	30	1993	39	2,598
FOP	130	30	1993	39	2,598
FOP	216	30	1993	65	4,329
FOP	220	30	1993	66	4,396
FOP	220	30	1993	66	4,396
FST	18	55	1993	10	666
FST	18	55	1993	10	666
FST	18	55	1993	10	666
TOTALS	5,322			4,542	302,506

** This building has 13 Sub-Areas

2021 JASMINE ST, FERNANDINA BEACH

BLD DATE	06/28/2018	KK	LGL DATE	
XF DATE	06/28/2018	KK	LAND DATE	
INC DATE	05/13/2026	DG	AG DATE	

05/14/2025 DC

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	1989	1989	3	52	22,955	
6.85	100	1989	1989	3	24	575	
2.00	100	1989	1989	3	50	29,939	
10.00	100	1989	1989	3	20	96	
2,530.00	100	1989	1989	3	25	1,898	
100.00	100	1989	1989	3	100	100	
10.00	100	1989	1989	3	20	250	

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	0.20	25,000.00	5,000.00	230,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 8	2
VALUATION SUMMARY				DIRECT_CAP	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				2,127,864	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				2,659,830	
SOH/AGL Deduction				977,970	
ASSESSED VALUE				1,681,860	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,681,860	
TOTAL JUST VALUE				2,659,830	
NCON VALUE				0	
INCOME VALUE				2659830	
PREVIOUS YEAR MKT VALUE				2,459,880	

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	
				142,500	

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 \$.

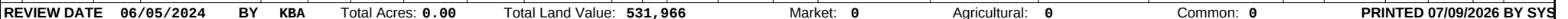
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