

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 12									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	17	7301	04	92,138	110.0100	353.13	32,536,692	1978	2010		0		0	10.00	90.00														
Exterior Wall	19	1 HOSPITAL - 0% - 0														Heated Area: 90060													
Roof Structur	09															HX Base Yr													
Roof Cover	04																												
Interior Wall	05																												
Interior Floo	07																												
Interior Floo	14																												
Ceiling	01																												
Air Condition	06																												
Heating Type	09																												
Fixtures		371 100																											
Frame	04	REIN CONC 100																											
Story Height		12 100																											
RMS		300 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	8500	HOSPITALS																											
MAP NUM														MKT AREA		01													
NEIGHBORHOOD/LOC		2002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	32,771	100	32,771	10,415,181																									
BAS	13,828	100	13,828	4,394,774																									
BAS	11,598	100	11,598	3,686,042																									
BAS	22,029	100	22,029	7,001,191																									
BAS	2,322	100	2,322	737,971																									
BAS	3,402	100	3,402	1,081,213																									
CAN	3,585	30	1,076	341,971																									
CAN	1,982	30	595	189,101																									
CAN	24	30	7	2,225																									
CLP	319	30	96	30,510																									
TOTALS	98,301		92,138	29,283,023																									
EXTRA FEATURES					2250 S 18TH ST, FERNANDINA BEACH																								
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	0966	FIRE SPRNK	0	0	0	0	34,274.00	SF 3.00	3.00	100	1988	1988	3	60	61,693														
2	0966	FIRE SPRNK	0	0	0	0	13,828.00	SF 3.00	3.00	100	1996	1996	3	73	30,283														
3	0966	FIRE SPRNK	0	0	0	0	14,506.00	SF 3.00	3.00	100	1997	1997	3	75	32,639														
4	0966	FIRE SPRNK	0	0	0	0	22,029.00	SF 3.00	3.00	100	2003	2003	3	84	55,513														
5	0966	FIRE SPRNK	0	0	0	0	44,334.00	SF 3.00	3.00	100	2009	2009	3	91	121,032														
6	0966	FIRE SPRNK	0	0	0	0	2,322.00	SF 3.00	3.00	100	2014	2014	3	95	6,618														
7	0410	ELEVATOR	0	0	0	0	2.00	UT 35,000.00	35,000.00	100	1997	1997	3	100	70,000														
8	0410	ELEVATOR	0	0	0	0	2.00	UT 35,000.00	35,000.00	100	2009	2009	3	100	70,000														
9	0803	ASPHALT C	0	0	0	0	29,250.00	SF 2.00	2.00	100	1996	1996	3	50	29,250														
10	0803	ASPHALT C	0	0	0	0	14,921.00	SF 2.00	2.00	100	1996	1996	3	50	14,921														
LAND DESCRIPTION					TOTAL OB/XF										491,949														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LAND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	008500	C	HOSPITAL	0	0006	CPO	0.00	0.00	32.11	AC		1.00	1.00	1.00	125,000.00	125,000.00	4,013,750												

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ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	17	CB STUCCO 100								7301	04	29,167	129.5664	415.91	12,130,847	2017	2017		0	0	0	4.00	96.00	VALUATION BY																																													
Roof Structur	09	RIDGE FRME 100								5 HOSPITAL - 0% - 0														Heated Area: 29130								HX Base Yr								STANDARD																													
Roof Cover	04	BUILT-UP 100																														Tax Group: 2								Tax Dist:																													
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								55,466,844																													
Interior Floo	07	CORK/VTILE 90																														TOTAL MARKET OB/XF VALUE								1,102,815																													
Interior Floo	11	CLAY TILE 10																														TOTAL LAND VALUE - MARKET								4,013,750																													
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								60,583,409																													
Air Condition	06	ENG CENTRL 100																														SOH/AGL Deduction								38,117,785																													
Heating Type	09	ENG F AIR 100																														ASSESSED VALUE								22,465,624																													
Fixtures	76	100																														TOTAL EXEMPTION VALUE								35																													
Frame	04	REIN CONC 100																														BASE TAXABLE VALUE								0																													
Story Height		17 100																														TOTAL JUST VALUE								60,583,409																													
RMS		73 100																														NCON VALUE								1,852,314																													
Stories	1.	1. 100																														INCOME VALUE																																					
Units		0 100																														PREVIOUS YEAR MKT VALUE								39,797,083																													
Occupancy	00	NONE 100																																																																			
Quality		04	Quality Level 04																																																																		
DOR CODE		8500	HOSPITALS																																																																		
MAP NUM			MKT AREA																														01																																				
NEIGHBORHOOD/LOC		2002	00																																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																	
BAS	29,130	100	29,130	11,630,840																																																																	
CAN	60	30	18	7,187																																																																	
CAN	63	30	19	7,586																																																																	
TOTALS		29,253		29,167	11,645,613																																																																
EXTRA FEATURES										2250 S 18TH ST, FERNANDINA BEACH										BLD DATE 06/06/2018										KK										LGL DATE										07/10/2019										KK									
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																																																				
23	0810	CONCRETE A	0	0	42	5	210.00	SF	6.50	6.50	100	2013	2013	3	95	1,297																																																					
24	0810	CONCRETE A	0	0	28	5	140.00	SF	6.50	6.50	100	2014	2014	3	95	865																																																					
25	0810	CONCRETE A	0	0	23	17	391.00	SF	6.50	6.50	100	2001	2001	3	82	2,084																																																					
26	0810	CONCRETE A	0	0	0	0	313.00	SF	6.50	6.50	100	2003	2003	3	84	1,709																																																					
27	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2003	2003	3	84	786																																																					
28	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	2003	2003	3	84	1,048																																																					
29	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2003	2003	3	84	655																																																					
30	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	2012	2012	3	94	917																																																					
31	0810	CONCRETE A	0	0	0	0	224.00	SF	6.50	6.50	100	2014	2014	3	95	1,383																																																					
32	0810	CONCRETE A	0	0	0	0	548.00	SF	6.50	6.50	100	2014	2014	3	95	3,384																																																					
LAND DESCRIPTION										TOTAL OB/XF										14,128																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													

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																								VALUATION BY										STANDARD											
																								Tax Group: 2										Tax Dist:											
																								BUILDING MARKET VALUE										55,466,844											
																								TOTAL MARKET OB/XF VALUE										1,102,815											
																								TOTAL LAND VALUE - MARKET										4,013,750											
																								TOTAL MARKET VALUE										60,583,409											
																								SOH/AGL Deduction										38,117,785											
																								ASSESSED VALUE										22,465,624											
																								TOTAL EXEMPTION VALUE										35	22,465,624										
																								BASE TAXABLE VALUE										0											
																								TOTAL JUST VALUE										60,583,409											
																								NCON VALUE										1,852,314											
																								INCOME VALUE																					
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DOR CODE		8500	HOSPITALS																																										
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA					SUBAREA MARKET VALUE																																					

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