

IN OR 1790/1668
PARCEL 2-48
EX 2-74 2-49 & 2-100 &

NASSAU MEDICAL ONE LLC/
4168 SOUTHPOINT PKWY STE 101
JACKSONVILLE, FL 32216

2023

25-2N-28-0000-0002-0480



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	09	RIDGE FRME 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	07	CORK/VTILE 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	04	ROOF TOP 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		16 100		
Frame	03	MASONRY 100		
Story Height		15 100		
RMS		14 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1720	MEDICAL OFFICE		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,500	100	3,500	469,204
CAN	10	30	3	402
TOTALS	3,510		3,503	469,606

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1721	04	3,503	111.3121	181.16	634,603	2012	2012	0	0	20	6.00	74.00
2 MDL OFFICE - 0% - 0 Heated Area: 3500 HX Base Yr												
50 70 70 30 20 BAS 2012 CAN 2012												

BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	06/16/2021

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