

PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2023

32-2N-28-0000-0025-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	10 ABOVE AVG 40
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 70
Interior Floo	08 SHT VINYL 30
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	21 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	15 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

DOR CODE 7400 HOMES FOR THE AGED

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,140	100	5,140	792,510
CAN	144	30	43	6,630
FSP	112	50	56	8,635
FST	40	50	20	3,084

TOTALS 5,436 5,259 810,858

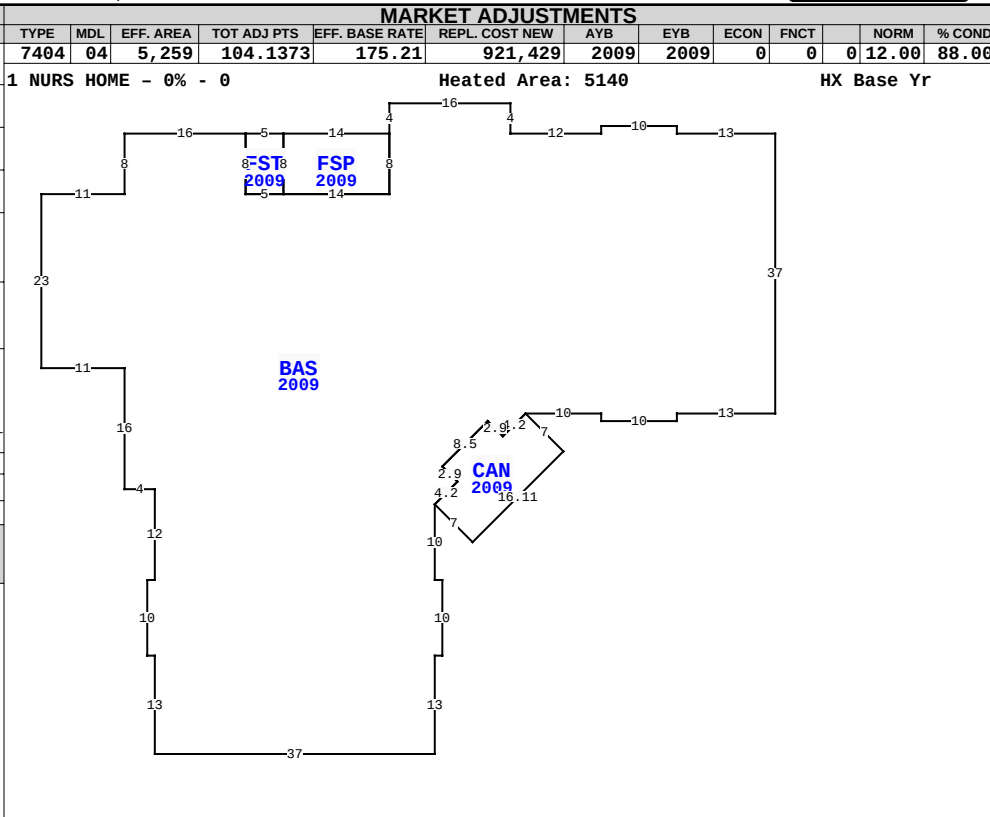
EXTRA FEATURES

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	0803	ASPHALT C	0	0	0	0	34,233.00	SF	2.00	2.00	100	2009	2009	3	66	45,188	
2	0812	CONCRETE C	0	0	0	0	5,440.00	SF	4.00	4.00	100	2009	2009	3	91	19,802	
3	0400	CONC CURB	0	0	0	0	2,518.00	LF	15.00	15.00	100	2009	2009	3	94	35,504	
4	0422	CL FNC 4'	0	0	0	0	829.00	LF	15.00	15.00	100	2009	2009	3	78	9,699	
5	0446	BOX FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2009	2009	3	45	252	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468	
7	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2009	2009	3	91	651	
8	0754	FOP	0	0	0	0	888.00	SF	15.00	15.00	100	2009	2009	3	45	5,994	
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	78	702	
10	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	21,707	

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	007400	C	HOME AGED	0	0003	OR	0.00	0.00	10.05	AC		1.00	1.00	0.90	50,000.00	45,000.00	452,250							

REVIEW DATE 02/08/2018 BY KK



95158 HENDRICKS RD, FERNANDINA BEACH

BLD DATE 02/08/2018 KK LGL DATE 02/08/2018 KK
XF DATE 02/08/2018 KK LAND DATE 02/08/2018 KK
INC DATE AG DATE

BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
02/08/2018	02/08/2018		2009	2009	3	66	45,188	
			2009	2009	3	91	19,802	
			2009	2009	3	94	35,504	
			2009	2009	3	78	9,699	
			2009	2009	3	45	252	
			2009	2009	3	78	468	
			2009	2009	3	91	651	
			2009	2009	3	45	5,994	
			2009	2009	3	78	702	
			2009	2009	3	78	21,707	

TOTAL OB/XF 139,967

LAND DESCRIPTION	CLAS	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 007400	C	HOME AGED	0	0003	OR	0.00	0.00	10.05	AC		1.00	1.00	0.90	50,000.00	45,000.00	452,250							

Total Acres: 10.05 Total Land Value: 452,250 Market: 0 Agricultural: 0 Common: 452,250

NASSAU COUNTY PROPERTY PAGE 1 of 5 4

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	5,948,473
TOTAL MARKET OB/XF VALUE	353,903
TOTAL LAND VALUE - MARKET	452,250
TOTAL MARKET VALUE	6,754,626
SOH/AGL Deduction	3,166,619
ASSESSED VALUE	3,588,007
TOTAL EXEMPTION VALUE	19 3,588,007
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	6,754,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,001,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428643	AI AMENITIES CTR	1,900,800	11/24/2014
B1428723	SWIM POOL	0	05/01/2014
E1427670	NEW CONSTR	0	05/01/2014
B1428643	AI AMENITIES CTR	1,900,800	04/01/2014
C21098	CO ISSUED	0	06/18/2009
C21099	CO ISSUED	0	06/18/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1756/1142	9/16/2011	QC	U	I	11
GRANTOR: TURNER OPHELIA					
GRANTEE: AICC HENDRICKS ROAD					
1739/0271	5/10/2011	QC	U	I	11
GRANTOR: TURNER JAMES E					
GRANTEE: AICC HENDRICKS ROAD					

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