

LOT 1 & PT OF LOTS 2 & 3
IN OR 1536/1431
ESMT OR 1551/657

NASSAU CARE CENTERS INC/
3575 PIEDMONT ROAD N E, 15 PIEDMONT CENTER #930
ATLANTA, GA 30305

2023

38-2N-27-2030-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	60
Exterior Wall	31	HARDIE BRD	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	08	SHT VINYL	30
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	5,183	100	5,183
CAN	154	30	46
FSP	112	50	56
FST	40	50	20
TOTALS	5,489		5,305

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7404	04	5,305	102.0504	171.70	910,868	2009	2009	0	0	12.00	88.00
1 NURS HOME - 0% - 0						Heated Area: 5183		HX Base Yr			
BLD DATE		01/26/2018		KK	LGL DATE		01/26/2018				
XF DATE		01/26/2018		KK	LAND DATE						
INC DATE											

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NASSAU COUNTY PROPERTY				PAGE 1 of 3				4
VALUATION SUMMARY								
VALUATION BY							STANDARD	
Tax Group: 4		Tax Dist:						
BUILDING MARKET VALUE		2,457,354						
TOTAL MARKET OB/XF VALUE		135,337						
TOTAL LAND VALUE - MARKET		200,000						
TOTAL MARKET VALUE		2,792,691						
SOH/AGL Deduction		1,323,259						
ASSESSED VALUE		1,469,432						
TOTAL EXEMPTION VALUE		19	1,469,432					
BASE TAXABLE VALUE		0						
TOTAL JUST VALUE		2,792,691						
NCON VALUE		0						
INCOME VALUE								
PREVIOUS YEAR MKT VALUE		2,048,923						
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
C20934		CO ISSUED			0		06/19/2009	
M13479		MECH OTHER			0		04/01/2008	
R11095		REPAIR/RRF			11,030		03/01/2008	
P13026		OTHER			0		02/01/2008	
B20934		NEW CONSTR			463,188		01/01/2008	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1431		11/20/2007		WD	U	I	19	100
GRANTOR: GF/AMELIA ISLAND PROP								
GRANTEE: NASSAU CARE CENTERS								
1225/0611		4/26/2004		WD	Q	I		150,000
GRANTOR: TAYLOR JAMES L								
GRANTEE: GF/AMELIA ISLAND PR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 N11 W23 S11 W8 S16								
FST=[YR=2009] S5 FSP=[YR=2009] S14 E8 N14 W8\$ E8 N5 W8\$ E8								
S19 W12 S17 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10								
CAN=[YR=2009] D5 R5 R12 U13 U5 L5 D3 L3 U2 L2 D6								
L6 D2 R2 L3 D4 \$ U4 R3 U2 L2 U6 R6 D2 R2 U3 R3								
E10 S1 E10 N1 E13 N37\$.								

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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
1	0803	ASPHALT C	0 0	0 0	21,546.00	SF	2.00	2.00	100	2009	2009
2	0812	CONCRETE C	0 0	0 0	3,753.00	SF	4.00	4.00	100	2009	2009
3	0400	CONC CURB	0 0	0 0	1,326.00	LF	15.00	15.00	100	2009	2009
4	0810	CONCRETE A	0 0	11 11	121.00	SF	6.50	6.50	100	2009	2009
5	0972	ST LGHT UN	0 0	0 0	5.00	UT	2,530.00	2,530.00	100	2009	2009
6	0811	CONCRETE B	0 0	0 0	955.00	SF	5.20	5.20	100	2009	2009
7	0446	BOX FNC 6'	0 0	0 0	31.00	LF	20.00	20.00	100	2009	2009
8	0463	FENCE GATE	0 0	0 0	2.00	UT	300.00	300.00	100	2009	2009
9	0422	CL FNC 4'	0 0	0 0	209.00	LF	15.00	15.00	100	2009	2009
10	0463	FENCE GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2009	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007400	C	HOME AGED	0	0003	OR	0.00	0.00	1.00	AC	1.00
2	007400	C	HOME AGED	0		OR	0.00	0.00	2.00	AC	1.00
TOTAL OB/XF 79,327											
REVIEW DATE 01/26/2018 BY KK											

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ATLANTA, GA 30305

2023

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BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	31 HARDIE BRD 40
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 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 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,961	100	4,961	764,911
CAN	154	30	46	7,093
FSP	84	50	42	6,476
FST	30	50	15	2,313
KTA	336	110	370	57,049

TOTALS 5,565 5,434 837,840

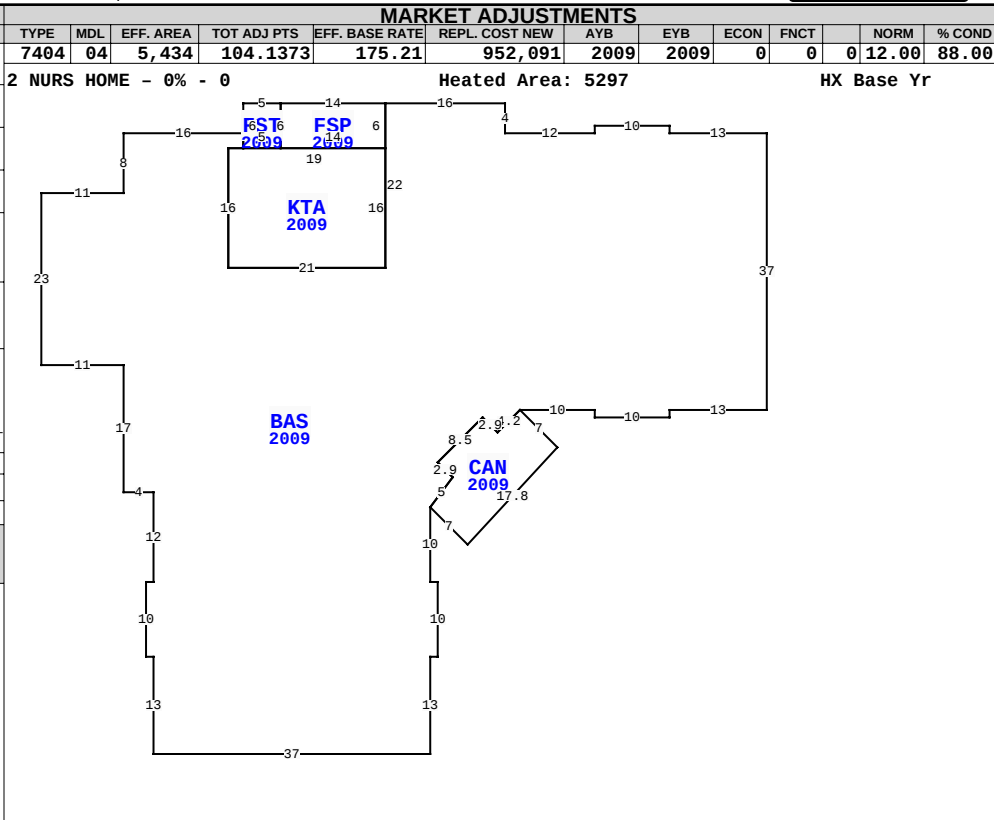
EXTRA FEATURES

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
11	0754	FOP	0	0	0	0			616.00	SF	15.00				4,158	
12	0810	CONCRETE A	0	0	0	0			72.00	SF	6.50				426	
13	0446	BOX FNC 6'	0	0	0	0			1,346.00	LF	20.00				12,114	
14	0965	SPRINK FIRE	0	0	0	0			180.00	UT	240.00				39,312	

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
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REVIEW DATE 01/26/2018 BY KK



BLD DATE	01/26/2018	KK	LGL DATE	
XF DATE	01/26/2018	KK	LAND DATE	01/26/2018
INC DATE			AG DATE	

85468 MINER RD, YULEE

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
11	0754	FOP	0	0	0	0			616.00	SF	15.00				4,158	
12	0810	CONCRETE A	0	0	0	0			72.00	SF	6.50				426	
13	0446	BOX FNC 6'	0	0	0	0			1,346.00	LF	20.00				12,114	
14	0965	SPRINK FIRE	0	0	0	0			180.00	UT	240.00				39,312	

TOTAL OB/XF 56,010

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
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Total Acres: 3.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY PAGE 2 of 3 4

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VALUATION BY	Tax Group: 4	Tax Dist:
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TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		2,792,691
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,792,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,048,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1536/1431	11/20/2007	WD U	I	I	19

GRANTOR: GF/AMELIA ISLAND PR
GRANTEE: NASSAU CARE CENTERS
1225/0611 4/26/2004 WD Q I 150,000
GRANTOR: TAYLOR JAMES L
GRANTEE: GF/AMELIA ISLAND PR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 FSP=[YR=2009] W14
FST=[YR=2009] W5 S6 KTA=[YR=2009] W2 S16 E21 N16 W19 S E5
N6\$ S6 E14 N6\$ S22 W21 N16 E2 N2 W16 S8 W11 S23 E11 S17 E4
S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10 CAN=[YR=2009] D5 R5
R12 U13 U5 L5 D3 L3 U2 L2 D6 L6 D2 R2 L3 D4 \$ U4
R3 U2 L2 U6 R6 D2 R2 U3 R3 E10 S1 E10 N1 E13 N37\$.

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