LAND UNIT 3, PHASE 2
YULEE PROFESSIONAL PARK, A
LAND CONDOMINIUM OR 2164/1723

COASTAL REGIONS HEALTHCARE PORTFOLIO ONCE LLC
13553 ATLANTIC BLVD STE 201
JACKSONVILLE, FL 32225

2023

38-2N-27-8604-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDO
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0860400		0				2020	2020	100	100	0		

1 CONDO – 0% - 0 SQFT=4000 HX Base Yr

463386 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	968,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	968,000
SOH/AGL Deduction	0
ASSESSED VALUE	968,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	968,000
TOTAL JUST VALUE	968,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	867,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001373	NEW CONSTR	539,960	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2599/1184	10/21/2022	SW	Q	I	01	1,346,300
GRANTOR: YULEE TWO LAND TRUST						
GRANTEE: COASTAL REGIONS HEA						
2440/0907	3/05/2021	WD	U	I	16	500,000
GRANTOR: YULEE TWO LAND TRUST						
GRANTEE: JEL VENTURES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS