



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	22 PRECAST PN 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	13 LVT/LAMNT 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	140 100
Frame	05 STEEL 100
Story Height	14 100
RMS	161 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

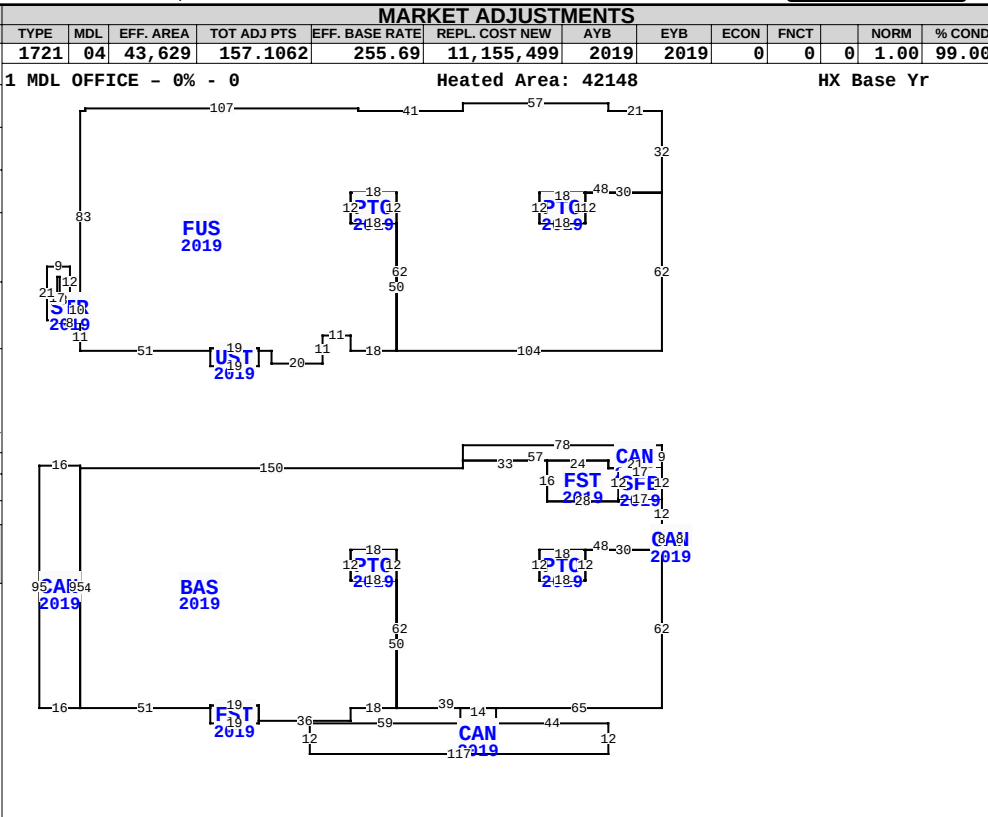
Quality	06	Quality Level 06	
DOR CODE	8500	HOSPITALS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,692	100	20,692	5,237,830
CAN	56	30	17	4,304
CAN	531	30	159	40,248
CAN	1,488	30	446	112,898
CAN	1,520	30	456	115,429
FST	133	50	66	16,707
FST	436	50	218	55,183
FUS	21,293	100	21,293	5,389,963
PTO	216	5	11	2,785
PTO	216	5	11	2,785
TOTALS	47,566		43,629	11,043,944

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	102,139.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	5,475.00	SF	4.00
3	0400	CONC CURB	0	0	0	0	3,964.00	LF	15.00
4	0402	CONC BUMPE	0	0	0	0	84.00	UT	25.00
5	0972	ST LGHT UN	0	0	0	0	47.00	UT	1,897.50
6	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00
7	0810	CONCRETE A	0	0	19	12	228.00	SF	6.50
8	4950	BOLLARD	0	0	0	0	5.00	UT	100.00
9	0446	BOX FNC 6'	0	0	0	0	48.00	LF	20.00
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008500	C	HOSPITAL	0			0.00	0.00	34,976.00

REVIEW DATE 04/02/2020 BY KK



** This building has 15 Sub-Areas

WILLIAM BURGESS BLVD, YULEE

BLD DATE 04/02/2020 KK LGL DATE 04/02/2020 KK
XF DATE 04/02/2020 KK LAND DATE 04/02/2020 KK
INC DATE AG DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	102,139.00	SF	2.00
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1	008500	C	HOSPITAL	0			0.00	0.00	34,976.00

REVIEW DATE 04/02/2020 BY KK

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		11,043,944	
TOTAL MARKET OB/XF VALUE		620,001	
TOTAL LAND VALUE - MARKET		2,679,808	
TOTAL MARKET VALUE		14,343,753	
SOH/AGL Deduction		4,761,695	
ASSESSED VALUE		9,582,058	
TOTAL EXEMPTION VALUE		20	9,582,058
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		14,343,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		10,927,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2166/0169	12/21/2017	SW	Q	V	02	3,650,000			

GRANTOR: WILDLIGHT LLC

GRANTEE: UNIVERSITY OF FLORI

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4	
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									
																										VALUATION BY									
																										STANDARD									
																										Tax Group: 4 Tax Dist:									
																										BUILDING MARKET VALUE 11, 043, 944									
																										TOTAL MARKET OB/XF VALUE 620, 001									
																										TOTAL LAND VALUE - MARKET 2, 679, 808									
																										TOTAL MARKET VALUE 14, 343, 753									
																										SOH/AGL Deduction 4, 761, 695									
																										ASSESSED VALUE 9, 582, 058									
																										TOTAL EXEMPTION VALUE 20 9, 582, 058									
																										BASE TAXABLE VALUE 0									
																										TOTAL JUST VALUE 14, 343, 753									
																										NCON VALUE 0									
																										INCOME VALUE									
																										PREVIOUS YEAR MKT VALUE 10, 927, 990									

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