

LOTS 204,205,206,207,208,209,
210,211,212,213 & N 141FT OF
LOTS 203 & 214 OF OUTLOTS SUB

BAPTIST MEDICAL CENTER OF NASSAU INC
3563 PHILLIPS HWY SUITE 106
JACKSONVILLE, FL 32207

2024

00-00-31-1600-0203-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 12		2					
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	17	CB STUCCO 70		7301	04	92,138	110.0100	345.98	31,877,905	1978	2010	0	0	0	12.00	88.00	VALUATION BY										STANDARD										
Exterior Wall	19	COMMON BRK 30		1 HOSPITAL - 0% - 0										Heated Area: 90060										HX Base Yr										Tax Group: 2		Tax Dist:	
Roof Structur	09	RIDGE FRME 100																						BUILDING MARKET VALUE										53,544,302			
Roof Cover	04	BUILT-UP 100																						TOTAL MARKET OB/XF VALUE										1,088,859			
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET										6,422,000			
Interior Floo	07	CORK/VTILE 80																						TOTAL MARKET VALUE										61,055,161			
Interior Floo	14	CARPET 20																						SOH/AGL Deduction										36,342,975			
Ceiling	01	FIN.SUSPD 100																						ASSESSED VALUE										24,712,186			
Air Condition	06	ENG CENTRL 100																						TOTAL EXEMPTION VALUE										20 24,712,186			
Heating Type	09	ENG F AIR 100																						BASE TAXABLE VALUE										0			
Fixtures		371 100																						TOTAL JUST VALUE										61,055,161			
Frame	04	REIN CONC 100																						NCON VALUE										0			
Story Height		12 100																						INCOME VALUE													
RMS		300 100																						PREVIOUS YEAR MKT VALUE										60,583,409			
Stories	1.5	1.5 100																																			
Units		0 100																																			
BUD8 Adjustme	05	DIST 1A 100																																			
Occupancy	00	NONE 100																																			
Quality	03	Quality Level 03																																			
DOR CODE	8500		HOSPITALS																																		
MAP NUM		MKT AREA		01																																	
NEIGHBORHOOD/LOC	2002.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	32,771	100	32,771	9,977,538																																	
BAS	13,828	100	13,828	4,210,106																																	
BAS	11,598	100	11,598	3,531,155																																	
BAS	22,029	100	22,029	6,707,002																																	
BAS	2,322	100	2,322	706,962																																	
BAS	3,402	100	3,402	1,035,781																																	
CAN	3,585	30	1,076	327,601																																	
CAN	1,982	30	595	181,155																																	
CAN	24	30	7	2,131																																	
CLP	319	30	96	29,228																																	
TOTALS	98,301		92,138	28,052,556																																	
EXTRA FEATURES					1250 S 18TH ST, FERNANDINA BEACH																																
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	0966	FIRE SPRNK	0 0	0 0	0 0	34,274.00	SF	3.00	3.00	100	1988	1988	3	60	61,693																						
2	0966	FIRE SPRNK	0 0	0 0	0 0	13,828.00	SF	3.00	3.00	100	1996	1996	3	72	29,868																						
3	0966	FIRE SPRNK	0 0	0 0	0 0	14,506.00	SF	3.00	3.00	100	1997	1997	3	73	31,768																						
4	0966	FIRE SPRNK	0 0	0 0	0 0	22,029.00	SF	3.00	3.00	100	2003	2003	3	83	54,852																						
5	0966	FIRE SPRNK	0 0	0 0	0 0	44,334.00	SF	3.00	3.00	100	2009	2009	3	90	119,702																						
6	0966	FIRE SPRNK	0 0	0 0	0 0	2,322.00	SF	3.00	3.00	100	2014	2014	3	95	6,618																						
7	0410	ELEVATOR	0 0	0 0	0 0	2.00	UT	35,000.00	35,000.00	100	1997	1997	3	100	70,000																						
8	0410	ELEVATOR	0 0	0 0	0 0	2.00	UT	35,000.00	35,000.00	100	2009	2009	3	100	70,000																						
9	0803	ASPHALT C	0 0	0 0	0 0	29,250.00	SF	2.00	2.00	100	1996	1996	3	50	29,250																						
10	0803	ASPHALT C	0 0	0 0	0 0	14,921.00	SF	2.00	2.00	100	1996	1996	3	50	14,921																						
LAND DESCRIPTION					TOTAL OB/XF 488,672																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	008500	C	HOSPITAL	0	0006	PI-1	0.00	0.00	32.11	AC		1.00	1.00	1.00	200,000.00	200,000.00	6,422,000																				

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