



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	08	DECORATIVE	100
Interior Floor	05	ASPH TILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		48	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		24	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	04	Quality Level	04
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	7,932	100	7,932
CAN	480	30	144
TOTALS	8,412		8,076

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
1	MDL	OFFICE - 0%	0																										
Heated Area: 7932						HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>01/23/2019</th> <th>KK</th> <th>LGL DATE</th> <th>01/23/2019</th> <th>KK</th> </tr> <tr> <th>XF DATE</th> <th></th> <th></th> <th>LAND DATE</th> <th></th> <th></th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>												BLD DATE	01/23/2019	KK	LGL DATE	01/23/2019	KK	XF DATE			LAND DATE			INC DATE			AG DATE		
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,129,338
TOTAL MARKET OB/XF VALUE			85,292
TOTAL LAND VALUE - MARKET			920,780
TOTAL MARKET VALUE			2,135,410
SOH/AGL Deduction			565,827
ASSESSED VALUE			1,569,583
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,569,583
TOTAL JUST VALUE			2,135,410
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			2,172,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318464	H/AC	0	07/01/2013
973778	NEW CONSTR	650,000	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/1905	12/05/2001	QC	U	I	19	100
GRANTOR: BAPTIST HEALTH PROPER						
GRANTEE: BAPTIST/ST VINCENT'						
0765/0186	7/15/1996	WD	Q	V		294,100
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: BAPTIST HEALTH PROP						

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	0400	CONC CURB	0	0	0	0	1,738.00	LF	15.00	15.00	100	1997	1997	3	80	20,856	
2	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1997	1997	3	80	140	
3	0649	LIGHTS-GD	0	0	0	0	3.00	SF	225.00	225.00	100	1997	1997	3	20	135	
4	0421	CL FNC 3'	0	0	0	0	296.00	LF	4.00	4.00	100	1997	1997	3	42	497	
5	1128	BRICK 12"	0	0	33	6	198.00	SF	14.00	14.00	100	1997	1997	3	92	2,550	
6	7080	SOUND SYS	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
7	0803	ASPHALT C	0	0	0	0	21,314.00	SF	2.00	2.00	100	1997	1997	3	50	21,314	
8	0811	CONCRETE B	0	0	0	0	1,683.00	SF	5.20	5.20	100	1997	1997	3	73	6,389	
9	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	4,250	
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1997	1997	3	42	420	
TOTALS															57,751		

BUILDING NOTES									
463832 SR 200, YULEE									

BUILDING DIMENSIONS									
CAN=[YR=1998] W23 BAS=[YR=1997] W3 N6 W24 S5 W4 N16 W48 S16 W4 N5 W24 S54 E24 N5 E4 S16 E12 S2 E5 N2 E13 S2 E5 N2 E13 N10 E4 S5 E27 S4 E18 N55 W18 N3\$ S3 E18 S55 W18 N4 W3 S7 E26 N19 E2 N23 W2 N19\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	001901	C	MEDICAL OF	0	0004	CG	0.00	0.00	65,770.00	SF		1.00	1.00	1.00	14.00	14.00	920,780							

IN OR 1022/1905
 ESMT IN OR 785/1070
 ESMT PT OR 1610/451

BAPTIST/ST VINCENT'S PHYSICIAN PRACTICE MGMT CO
 3563 PHILLIPS HWY BLDG A STE 1
 JACKSONVILLE, FL 32207

2024

01-2N-27-0000-0003-0070



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
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																		XF DATE	INC DATE	LAND DATE	AG DATE		
11	0920	CWALL-WD/M	0	0	0	0	296.00	LF	390.00	390.00	100	1997	1997	3	20	23,088		01/23/2019	01/23/2019	KK	KK		
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	42	126							
13	0810	CONCRETE A	0	0	21	10	210.00	SF	6.50	6.50	100	1997	1997	3	73	996							
14	0810	CONCRETE A	0	0	0	0	702.00	SF	6.50	6.50	100	1997	1997	3	73	3,331							
																		TOTAL BLD DATE		TOTAL LGL DATE			
																				01/23/2019		KK	

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION										TOTAL OB/XF										27,541				
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