



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
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 Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 228,750 TOTAL MARKET VALUE 228,750 SOH/AGL Deduction 0 ASSESSED VALUE 228,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 228,750 TOTAL JUST VALUE 228,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 228,750			
DOR CODE 0000 VACANT															PERMIT NUM DESCRIPTION AMT ISSUED					
MAP NUM MKT AREA 05																				
NEIGHBORHOOD/LOC 5001.00															SALES DATA					
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE															OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 2621/0888 2/14/2023 SW U V 11 100 GRANTOR: GALEN HOLDCO LLC GRANTEE: NASSAU HEALTH SERVI 2291/0259 7/18/2019 WD Q V 05 15,800,000 GRANTOR: NASSAU PROPERTY LLC GRANTEE: GALEN HOLDCO LLC					

TOTALS																
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
EDWARDS RD, YULEE																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE 05/18/2023 MLU																
AG DATE																
TOTAL OB/XF 0																

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000000	C	VAC RES	0		RSF-2	0.00	0.00	15.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	228,750									

BUILDING NOTES			
BUILDING DIMENSIONS			

REVIEW DATE 05/18/2023 BY MLU																													
Total Acres: 15.25										Total Land Value: 228,750					Market: 0					Agricultural: 0					Common: 228,750				