IN OR 1790/1668
PARCEL 2-48
EX 2-74 2-49 & 2-100 &

NASSAU MEDICAL ONE LLC/
4168 SOUTHPOINT PKWY STE 101
JACKSONVILLE, FL 32216

2024

25-2N-28-0000-0002-0480

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

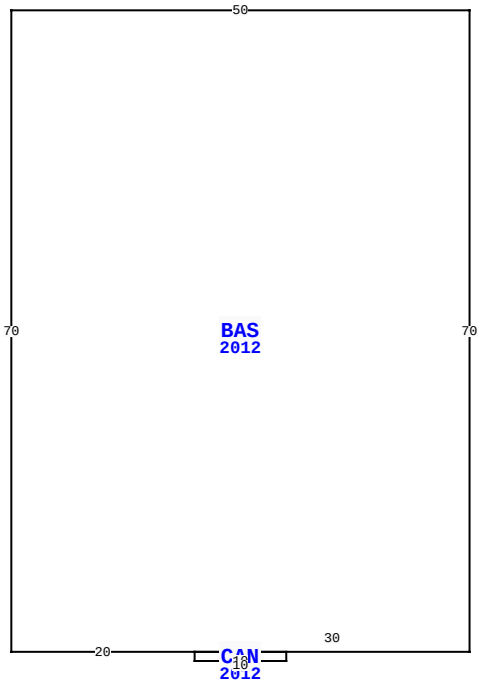
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,500	100	3,500	460,743
CAN	10	30	3	395
TOTALS	3,510		3,503	461,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1721	04	3,503	111.3121	180.33	631,696	2012	2012	0	0	20	7.00	73.00

2 MDL OFFICE – 0% - 0 Heated Area: 3500 HX Base Yr



463941 SR 200, YULEE

BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	06/16/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	461,138
TOTAL MARKET OB/XF VALUE	910
TOTAL LAND VALUE - MARKET	529,260
TOTAL MARKET VALUE	991,308
SOH/AGL Deduction	145,074
ASSESSED VALUE	846,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	846,234
TOTAL JUST VALUE	991,308
NCON VALUE	0
INCOME VALUE	1,040,063
PREVIOUS YEAR MKT VALUE	999,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528664	INSTALL SVC NEW S	0	01/01/2015
C1226069	CO ISSUED	0	11/01/2012
C1226252	CO ISSUED	0	11/01/2012
R1213167	NEW CONSTR	21,000	10/01/2012
E1225484	ELEC OTHER	0	10/01/2012
E1225466	ELEC OTHER	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1790/1668	4/27/2012	WD	U	V	40	355,000
GRANTOR: JACKSONVILLE SDI LLC						
GRANTEE: NASSAU MEDICAL ONE						
1515/1667	7/31/2007	WD	U	I	19	2,113,100
GRANTOR: CASTLEBERRY INVESTMEN						
GRANTEE: JACKSONVILLE SDI LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W50 S70 E20 CAN=[YR=2012] S1 E10 N1 W10$ E30 N70$.

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
1	0803	ASPHALT C	0	0	0	0	19,001.00	SF	2.00	2.00	1	2012	2012	3	1	380	
2	0812	CONCRETE C	0	0	0	0	1,055.00	SF	4.00	4.00	1	2012	2012	3	1	42	
3	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	1	2012	2012	3	1	202	
4	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	1	2012	2012	3	1	4	
5	0400	CONC CURB	0	0	0	0	985.00	LF	15.00	15.00	1	2012	2012	3	1	148	
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	1	2012	2012	3	1	18	
7	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	1	2012	2012	3	1	5	
8	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	1	2012	2012	3	1	10	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	1	2012	2012	3	1	6	
10	1126	CB/STC 8"	0	0	0	0	240.00	SF	8.00	8.00	1	2012	2012	3	1	19	

TOTAL OB/XF 834

LAND DESCRIPTION

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
1	001901	C	MEDICAL OF	0	0004	PUD	0.00	0.00	35,284.00	SF		1.00	1.00	1.00	15.00	15.00	529,260							

REVIEW DATE 06/16/2021 BY KK Total Acres: 0.00 Total Land Value: 529,260 Market: 0 Agricultural: 0 Common: 529,260 PRINTED 08/06/2024 BY SYS

IN OR 1790/1668
PARCEL 2-48
EX 2-74 2-49 & 2-100 &

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2024

25-2N-28-0000-0002-0480

NASSAU COUNTY PROPERTY

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NEIGHBORHOOD/LOC	4002.00		

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MARKET ADJUSTMENTS

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BLD DATE	06/16/2021	KK	LGL DATE
XF DATE	06/16/2021	KK	LAND DATE 06/16/2021 KK
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TOTAL JUST VALUE	991,308
NCON VALUE	0
INCOME VALUE	1,040,063
PREVIOUS YEAR MKT VALUE	999,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25295	NEW CONSTR	0	08/01/2012
M17487	H/AC	0	08/01/2012
M17488	H/AC	0	08/01/2012
B26252	NEW CONSTR	397,775	08/01/2012
B25183	TEMP POLE	0	06/01/2012
B26069	NEW CONSTR	397,775	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1790/1668	4/27/2012	WD	U	V	40	355,000
GRANTOR: JACKSONVILLE SDI LLC						
GRANTEE: NASSAU MEDICAL ONE						
1515/1667	7/31/2007	WD	U	I	19	2,113,100
GRANTOR: CASTLEBERRY INVESTMEN						
GRANTEE: JACKSONVILLE SDI LL						

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
11	0098	AWNING MTL	0	0	73	4	292.00	SF	13.00	13.00	1	2012	2012	3	1	76	

LAND DESCRIPTION

TOTAL OB/XF 76

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 06/16/2021 BY KK Total Acres: 0.00 Total Land Value: 529,260 Market: 0 Agricultural: 0 Common: 529,260 PRINTED 08/06/2024 BY SYS