

NASSAU CARE CENTERS INC/
3575 PIEDMONT ROAD N E, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

42-2N-27-0000-0001-0300

REVIEW DATE 04/10/2024 BY KWA Total Acres: 3.03 Total Land Value: 242,400 Market: 0 Agricultural: 0 Common: 242,400 PRINTED 08/06/2024 BY SYS

IN OR 1536/1429
ESMT OR 1551/658
ESMT OR 1555/1427

NASSAU CARE CENTERS INC/
3575 PIEDMONT ROAD N E, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2024

42-2N-27-0000-0001-0300



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 70
Interior Floor	08 SHT VINYL 30
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	21 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	15 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

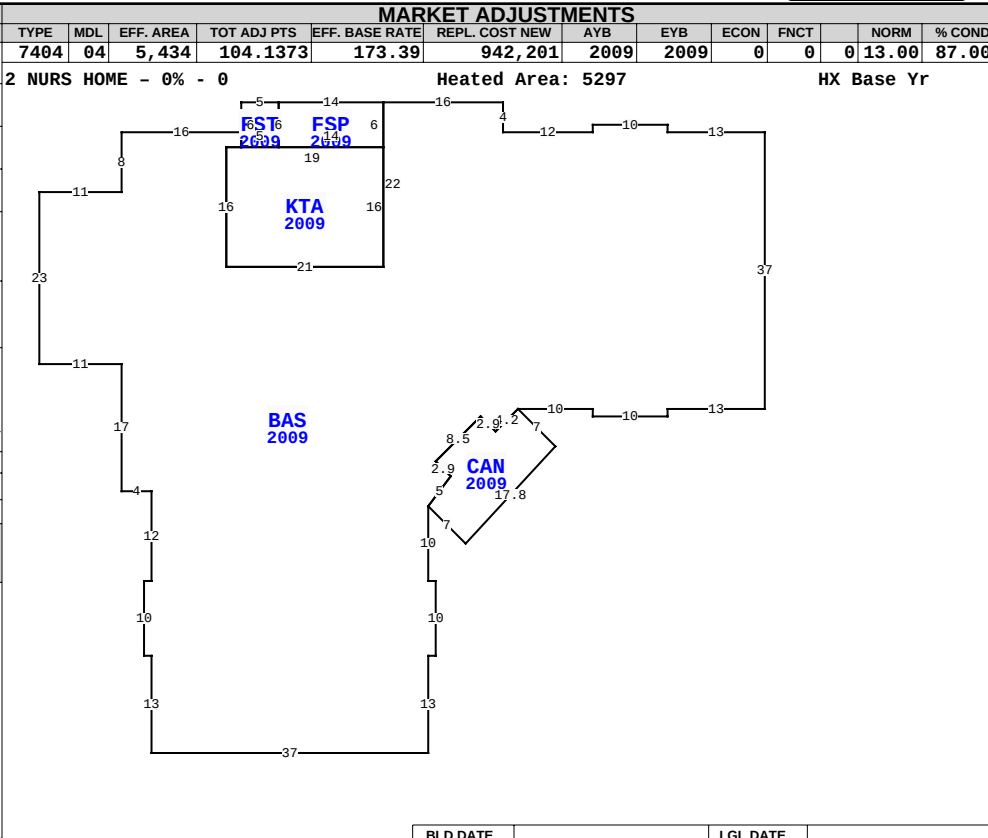
Quality	04 Quality Level 04
DOR CODE	7400 HOMES FOR THE AGED

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,961	100	4,961	748,364
CAN	154	30	46	6,939
FSP	84	50	42	6,335
FST	30	50	15	2,263
KTA	336	110	370	55,814
TOTALS	5,565		5,434	819,715

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
12	0422	CL FNC 4'	0	0	0	0	361.00	LF	15.00	15.00	
13	0754	FOP	0	0	0	0	630.00	SF	15.00	15.00	
14	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	
15	0965	SPRNK FIRE	0	0	0	0	180.00	UT	240.00	240.00	
16	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD



85603 MINER RD, YULEE					XF DATE						LAND DATE		01/26/2018		K	
					INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
2.00	UT	300.00	300.00	100	2009	2009	3	76	456							
361.00	LF	15.00	15.00	100	2009	2009	3	76	4,115							
630.00	SF	15.00	15.00	100	2009	2009	3	40	3,780							
72.00	SF	6.50	6.50	100	2009	2009	3	90	421							
180.00	UT	240.00	240.00	100	2009	2009	3	90	38,880							
36.00	SF	6.50	6.50	100	2009	2009	3	90	211							

NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,420,227	
TOTAL MARKET OB/XF VALUE		123,075	
TOTAL LAND VALUE - MARKET		242,400	
TOTAL MARKET VALUE		2,785,702	
SOH/AGL Deduction		1,138,693	
ASSESSED VALUE		1,647,009	
TOTAL EXEMPTION VALUE		19	1,647,009
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,785,702	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,841,971	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20950	ELEC OTHER	0	06/01/2008
M13750	MECH OTHER	0	04/01/2008
M13751	MECH OTHER	0	04/01/2008
M13752	MECH OTHER	0	04/01/2008
M13753	MECH OTHER	0	04/01/2008
R11092	REPAIR/RRF	11,030	03/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1536/1429	11/20/2007	WD U	V	07	
GRANTOR: AICC NORTH MINER ROAD					
GRANTEE: NASSAU CARE CENTERS					
1536/1427	11/20/2007	WD U	V	07	
GRANTOR: MINER RICHARD H & KAT					
GRANTEE: AICC NORTH MINER RO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 FSP=[YR=2009] W14 FST=[YR=2009] W5 S6 KTA=[YR=2009] W2 S16 E21 N16 W19 E5 N6\$ S6 E14 N6\$ S22 W21 N16 E2 N2 W16 S8 W11 S23 E11 S17 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10 CAN=[YR=2009] D5 R5 R12 U13 U5 L5 D3 L3 U2 L2 D6 L6 D2 R2 L3 D4 \$ U4 R3 U2 L2 U6 R6 D2 R2 U3 R3 E10 S1 E10 N1 E13 N37\$.											

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3575 PIEDMONT ROAD N E, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 60

Exterior Wall10ABOVE AVG 40

Roof Structur04WOOD TRUSS 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo08SHT VINYL 30

Ceiling02F.NOT SUS 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures02100

Frame Story Height02WOOD FRAME 100

RMS9100

Stories Units001.100

Occupancy000NONE 100

Quality04Quality Level 04

DOR CODE7400HOMES FOR THE AGED

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS5,1831005,183781,852

CAN15430466,939

FSP11250568,448

FST4050203,017

TOTALS5,4895,305800,256

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

7404045,305

TOT ADJ PTS104.1373

EFF. BASE RATE173.39

REPL. COST NEW919,834

AYB2009

EYB2009

ECON0

FNCT0

NORM013.00

% COND87.00

3 NURS HOME - 0% - 0

Heated Area: 5183

HX Base Yr

BAS 2009

CAN 2009

ST 2009

SP 2009

NASSAU COUNTY PROPERTY

PAGE 3 of 3

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE2,420,227

TOTAL MARKET OB/XF VALUE123,075

TOTAL LAND VALUE - MARKET242,400

TOTAL MARKET VALUE2,785,702

SOH/AGL Deduction1,138,693

ASSESSED VALUE1,647,009

TOTAL EXEMPTION VALUE191,647,009

BASE TAXABLE VALUE0

TOTAL JUST VALUE2,785,702

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,841,971

PERMIT NUMDESCRIPTIONAMTISSUED

R11093REPAIR/RRF11,03003/01/2008

R11094REPAIR/RRF11,03003/01/2008

P13056OTHER002/01/2008

P13058OTHER002/01/2008

P13059OTHER002/01/2008

B20935NEW CONSTR001/01/2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE

1536/142911/20/2007WDUV07100

GRANTOR:AICC NORTH MINER ROAD

GRANTEE:NASSAU CARE CENTERS

1536/142711/20/2007WDUV07100

GRANTOR:MINER RICHARD H & KAT

GRANTEE:AICC NORTH MINER RO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FSP=[YR=2009] N14 FST=[YR=2009] N5 W8 S5 E8\$ W8 S14 E8\$ W8 N19 E8 N16 W8 N11 W23 S11 W16 S4 W12 N1 W10 S1 W13 S37 E13 S1 E10 N1 E10 CAN=[YR=2009] D5 L5 D13 R12 U5 R5 U4 L3 U2 R2 U6 L6 D2 L2 U3 L3 \$ D3 R3 U2 R2 D6 R6 D2 L2 D4 R3 S10 W1 S10 E1 S13 E37 N13 E1 N10 W1 N12 E4 N17\$.

REVIEW DATE

04/10/2024

BY

KWA

Total Acres: 3.03

Total Land Value: 242,400

Market: 0

Agricultural: 0

Common: 242,400

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