PT HEIRS E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 2193/776
(EX PT IN OR 2609/1391)

BAPTIST HEALTH PROPERTIES INC
1660 PRUDENTIAL DRIVE, STE 101
JACKSONVILLE, FL 32207

2024

44-2N-27-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

462600 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/12/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,502,842
TOTAL MARKET VALUE	2,502,842
SOH/AGL Deduction	0
ASSESSED VALUE	2,502,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,502,842
TOTAL JUST VALUE	2,502,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,502,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240007094	SIGN 1 LOGO AND C	4,400	06/14/2024
SU240007095	SIGN 2 LOGO AND C	4,000	06/14/2024
230011950	BAPTIST PRIMARY	2,908,158	09/19/2023
230011947	BORLAND 6222SF	1,455,014	09/19/2023
230011946	ENDO SUITE 13404	3,134,525	09/19/2023
230011948	EMERNGENCY DEPT	9,765,555	09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2193/0776	5/01/2018	SW	Q	V	01	3,000,000
GRANTOR: HARPER CHAPEL LLC						
GRANTEE: BAPTIST HEALTH PROP						
2092/0639	12/30/2016	SW	Q	V	01	1,100,000
GRANTOR: ACORN 6A HARPER CHAPE						
GRANTEE: HARPER CHAPEL LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0004	CN	0.00	0.00	520,540.00	SF		1.00	1.00	0.60	8.00	4.80	2,498,592							
2	009630	C	SWAMP	0		CN	0.00	0.00	8.50	AC		1.00	1.00	1.00	500.00	500.00	4,250							

REVIEW DATE 01/12/2023 BY RDC Total Acres: 8.50 Total Land Value: 2,502,842 Market: 0 Agricultural: 0 Common: 2,502,842 PRINTED 08/06/2024 BY SYS