

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	22	PRECAST PN 80								1721	04	43,629	157.1062	254.51	11,104,017	2019	2019		0	0	0	2.00	98.00	VALUATION BY															
Exterior Wall	28	GLASS THRM 20								1 MDL OFFICE - 0% - 0										Heated Area: 42148										HX Base Yr									
RooF Structur	10	STEEL FRME 100																																					
RooF Cover	04	BUILT-UP 100																																					
Interior Wall	05	DRYWALL 90																																					
Interior Wall	08	DECORATIVE 10																																					
Interior Floo	13	LVT/LAMNT 100																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		140 100																																					
Frame	05	STEEL 100																																					
Story Height		14 100																																					
RMS		161 100																																					
Stories	2.	2. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality	06	Quality Level 06																																					
DOR CODE	8500	HOSPITALS																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	20,692	100	20,692	5,160,995																																			
CAN	56	30	17	4,240																																			
CAN	531	30	159	39,658																																			
CAN	1,488	30	446	111,241																																			
CAN	1,520	30	456	113,736																																			
FST	133	50	66	16,462																																			
FST	436	50	218	54,373																																			
FUS	21,293	100	21,293	5,310,895																																			
PTO	216	5	11	2,744																																			
PTO	216	5	11	2,744																																			
TOTALS	47,566		43,629	10,881,937																																			
EXTRA FEATURES					WILLIAM BURGESS BLVD, YULEE																																		
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	0803	ASPHALT C	0	0	0	102,139.00	SF	2.00	2.00	100	2019	2019	3	84	171,594																								
2	0812	CONCRETE C	0	0	0	5,475.00	SF	4.00	4.00	100	2019	2019	3	98	21,462																								
3	0400	CONC CURB	0	0	0	3,964.00	LF	15.00	15.00	100	2019	2019	3	99	58,865																								
4	0402	CONC BUMPE	0	0	0	84.00	UT	25.00	25.00	100	2019	2019	3	99	2,079																								
5	0972	ST LGHT UN	0	0	0	47.00	UT	1,897.50	1,897.50	100	2019	2019	3	95	84,723																								
6	0463	FENCE GATE	0	0	0	2.00	UT	600.00	600.00	100	2019	2019	3	95	1,140																								
7	0810	CONCRETE A	0	0	19	12	228.00	SF	6.50	6.50	100	2019	2019	3	98	1,452																							
8	4950	BOLLARD	0	0	0	5.00	UT	100.00	100.00	100	2019	2019	3	100	500																								
9	0446	BOX FNC 6'	0	0	0	48.00	LF	20.00	20.00	100	2019	2019	3	86	826																								
10	4950	BOLLARD	0	0	0	4.00	UT	100.00	100.00	100	2019	2019	3	100	400																								
LAND DESCRIPTION					TOTAL OB/XF										343,041																								
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	008500	C	HOSPITAL	0		PD - E	0.00	0.00	334,976.00	SF		1.00	1.00	0.80	10.00	8.00	2,679,808																						
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																							VALUATION BY										STANDARD										
																								Tax Group: 4										Tax Dist:									
																								BUILDING MARKET VALUE										10,881,937									
																								TOTAL MARKET OB/XF VALUE										611,352									
																								TOTAL LAND VALUE - MARKET										2,679,808									
																								TOTAL MARKET VALUE										14,173,097									
																								SOH/AGL Deduction										3,632,833									
																								ASSESSED VALUE										10,540,264									
																								TOTAL EXEMPTION VALUE										20									
																								BASE TAXABLE VALUE										0									
																								TOTAL JUST VALUE										14,173,097									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										14,343,753									

[illegible]