

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 12									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	17	7301	04	92,138	110.0100	349.28	32,181,961	1978	2010		0		0	13.00	87.00														
Exterior Wall	19	1 HOSPITAL - 0% - 0										Heated Area: 90060					HX Base Yr												
Roof Structur	09																												
Roof Cover	04																												
Interior Wall	05																												
Interior Floo	07																												
Interior Floo	14																												
Ceiling	01																												
Air Condition	06																												
Heating Type	09																												
Fixtures		371 100																											
Frame	04	REIN CONC 100																											
Story Height		12 100																											
RMS		300 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	8500	HOSPITALS																											
MAP NUM		MKT AREA										01																	
NEIGHBORHOOD/LOC		2002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	32,771	100	1993	32,771	19,958,242																								
BAS	13,828	100	1996	13,828	4,201,964																								
BAS	11,598	100	1997	11,598	5,524,326																								
BAS	22,029	100	2003	22,029	5,694,031																								
BAS	2,322	100	2014	2,322	705,594																								
BAS	3,402	100	2022	3,402	1,033,778																								
CAN	3,585	30	1997	1,076	326,968																								
CAN	1,982	30	2003	595	180,805																								
CAN	24	30	2014	7	2,127																								
CLP	319	30	2003	96	29,172																								
TOTALS	98,301			92,138	29,998,306																								
EXTRA FEATURES										1250 S 18TH ST, FERNANDINA BEACH																			
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	0966	FIRE SPRNK	1	0	0	0	34,274.00	SF	3.00	3.00	100	1988	1988	3	60	61,693													
2	0966	FIRE SPRNK	1	0	0	0	13,828.00	SF	3.00	3.00	100	1996	1996	3	70	29,039													
3	0966	FIRE SPRNK	1	0	0	0	14,506.00	SF	3.00	3.00	100	1997	1997	3	72	31,333													
4	0966	FIRE SPRNK	1	0	0	0	22,029.00	SF	3.00	3.00	100	2003	2003	3	82	54,191													
5	0966	FIRE SPRNK	2	0	0	0	44,334.00	SF	3.00	3.00	100	2009	2009	3	89	118,372													
6	0966	FIRE SPRNK	1	0	0	0	2,322.00	SF	3.00	3.00	100	2014	2014	3	94	6,548													
7	0410	ELEVATOR	1	0	0	0	2.00	UT	35,000.00	35,000.00	100	1997	1997	3	100	70,000													
8	0410	ELEVATOR	2	0	0	0	2.00	UT	35,000.00	35,000.00	100	2009	2009	3	100	70,000													
9	0803	ASPHALT C	0	0	0	0	29,250.00	SF	2.00	2.00	100	1996	1996	3	50	29,250													
10	0803	ASPHALT C	0	0	0	0	14,921.00	SF	2.00	2.00	100	1996	1996	3	50	14,921													
LAND DESCRIPTION										TOTAL OB/XF										485,347									
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	0006	PI-1	0.00	0.00	32.11	AC	1.00	1.00	1.00	225,000.00	225,000.00	7,224,750												
																	</												

LOTS 204,205,206,207,208,209,
210,211,212,213 & N 141FT OF
LOTS 203 & 214 OF OUTLOTS SUB

BAPTIST MEDICAL CENTER OF NASSAU INC
3563 PHILLIPS HWY SUITE 106
JACKSONVILLE, FL 32207

2025

00-00-31-1600-0203-0000



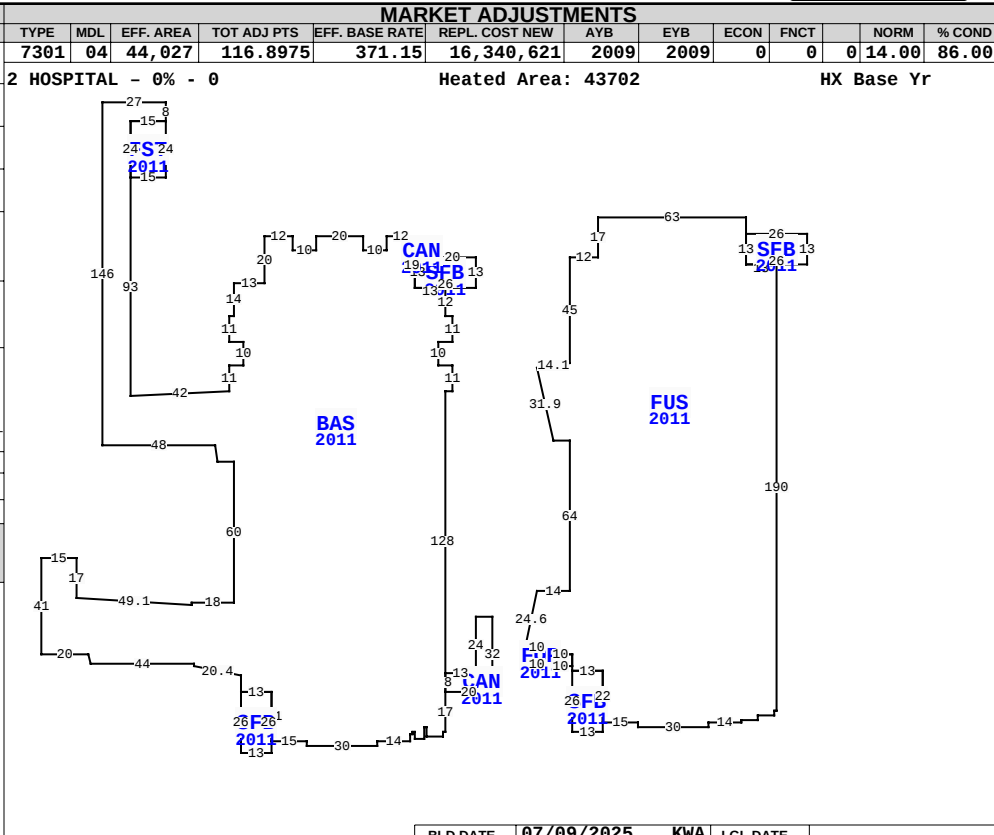
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		220 100
Frame	04	REIN CONC 100
Story Height		15 100
RMS		120 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8500	HOSPITALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,691	100	2011	23,691	561,907
CAN	36	30	2011	11	3,511
CAN	328	30	2011	98	31,281
FOP	120	30	2011	36	11,490
FST	360	50	2011	180	57,454
FUS	18,931	100	2011	18,931	642,567
SFB	338	80	2011	270	86,181
SFB	338	80	2011	270	86,181
SFB	338	80	2011	270	86,181
SFB	338	80	2011	270	86,181
TOTALS	44,818			44,024	1,052,934

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0803	ASPHALT C	0	0	0	0	14,635.00	SF	2.00
12	0803	ASPHALT C	0	0	0	0	14,717.00	SF	2.00
13	0803	ASPHALT C	0	0	0	0	2,320.00	SF	2.00
14	0803	ASPHALT C	0	0	0	0	33,216.00	SF	2.00
15	0803	ASPHALT C	0	0	0	0	10,029.00	SF	2.00
16	0803	ASPHALT C	0	0	0	0	9,648.00	SF	2.00
17	0803	ASPHALT C	0	0	0	0	25,771.00	SF	2.00
18	0803	ASPHALT C	0	0	0	0	51,101.00	SF	2.00
19	0810	CONCRETE A	0	0	32	4	128.00	SF	6.50
20	0811	CONCRETE B	0	0	0	0	875.00	SF	5.20

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



BLD DATE	07/09/2025	KWA	LGL DATE	
XF DATE	07/10/2019	KK	LAND DATE	
INC DATE			AG DATE	
1250 S 18TH ST, FERNANDINA BEACH				
TOTAL OB/XF 202,591				

TOTAL OB/XF									
L N	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES

NASSAU COUNTY PROPERTY			
PAGE 2 of 12			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		53,449,748	
TOTAL MARKET OB/XF VALUE		1,074,097	
TOTAL LAND VALUE - MARKET		7,224,750	
TOTAL MARKET VALUE		61,748,595	
SOH/AGL Deduction		34,565,190	
ASSESSED VALUE		27,183,405	
TOTAL EXEMPTION VALUE		20	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		61,748,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,055,161	

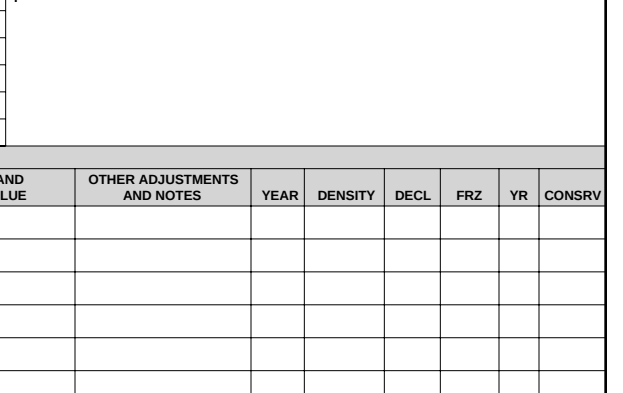
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200146	XFOB - CANOPY	0	01/13/2021
20000898	REPAIR/RRF	515,000	02/05/2020
19007562	XFOB	47,623	09/25/2019
19005946	REMODEL	200,733	08/16/2019
19003462	REMODEL	1,500,000	06/13/2019
18009001	REPAIR/RRF	385,925	11/16/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0708/1569	7/08/1994	QC U	I	10	
GRANTOR: NASSAU GENERAL HOSPIT					
GRANTEE: BAPTIST MEDICAL CEN					
0708/1562	7/08/1994	WD U	I	09	580,000
GRANTOR: NASSAU GENERAL HOSPIT					
GRANTEE: BAPTIST MEDICAL CEN					

BUILDING NOTES									
SFB=[YR=2011] W20CAN=[YR=2011] N6W6 BAS=[YR=2011] N3W12S6W10N6W20S6W10N6 W12S20W13S14W2S11E6S10W6S11 L42 D2 N93FST=[YR=2011] E15N24W15S24S N24E15N8W27S146E48 D7 R1 E7S60 W18S1 L49 U3 N17W15S41E20 D4 R1 E44S1 D4 R20 S7SFB=[YR=2011] S26E13 N26W13SE13S21E15S2E30N2E14N3E1 N1E1S3E4N5E1S4E7N2E1N17 CAN=[YR=2011] E20N32W7S24W13S8\$N128 E3N11W6N10E6N11W3N12W13N19\$S6 E6\$W6S13E26N13\$ PTR=E40 FUS=[YR=2011] E12 N17 E63 S7 SFB=[YR=2011] E26 S13 W26 N13\$ S13 E13 S190 W1 S2 W7 S2 W7 S1 W14 S2 W30 N2 W15 SFB=[YR=2011] S4 W13 N26 E13 S22\$ N22 W13 N2 FOP=[YR=2011] W10 N1 W10 N7 E10 S3 E10 S5\$ N5 W10 N3 W10 U24 R5 E14 N64 W7 U31 L7 U2 R14 N45\$ W40\$.									

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00-00-31-1600-0203-0000



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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																															
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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 11 of 12				2			
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
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																			Tax Group: 2										Tax Dist:				
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																			BASE TAXABLE VALUE										0				
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																			PREVIOUS YEAR MKT VALUE										61,055,161				
DOR CODE		8500		HOSPITALS																													
MAP NUM				MKT AREA																										01			
NEIGHBORHOOD/LOC		2002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												

