

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

00-00-31-1600-0205-001L

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	10	ABOVE AVG 100								1701	04	6,613	118.2500	166.14	1,098,684	1987	1995		0	0	0	32.00	68.00	VALUATION BY							
Roof Structure	04	WOOD TRUSS 100								1 OFFICE - 0% - 0														STANDARD							
Roof Cover	03	COMP SHNGL 100								Heated Area: 6112														Tax Group: 2							
Interior Wall	05	DRYWALL 50								HX Base Yr														Tax Dist:							
Interior Wall	08	DECORATIVE 50								FOP 1993														BUILDING MARKET VALUE							
Interior Floor	07	CORK/VTILE 50								FUS 1993														TOTAL MARKET OB/XF VALUE							
Interior Floor	13	LVT/LAMNT 50								BAS 1993														TOTAL MARKET VALUE							
Ceiling	01	FIN.SUSPD 100								FOP 1993														TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100								FOP 1993														TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100								FOP 1993														SOH/AGL Deduction							
Fixtures	04	15 100								FOP 1993														ASSESSED VALUE							
Frame	02	WOOD FRAME 100								FOP 1993														TOTAL EXEMPTION VALUE							
Story Height		12 100								FOP 1993														BASE TAXABLE VALUE							
RMS		12 100								FOP 1993														TOTAL JUST VALUE							
Stories	1.5	1.5 100								FOP 1993														NCON VALUE							
Units	00	0 100								FOP 1993														INCOME VALUE							
Occupancy	00	NONE 100								FOP 1993														PREVIOUS YEAR MKT VALUE							
Quality	04	Quality Level 04								FOP 1993																					
DOR CODE	8500	HOSPITALS								FOP 1993																					
MAP NUM		MKT AREA								FOP 1993																					
NEIGHBORHOOD/LOC		2002.00								FOP 1993																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	4,816	100	1993	4,816	544,088																										
FOP	36	30	1993	11	1,243																										
FOP	48	30	1993	14	1,582																										
FOP	48	30	1993	14	1,582																										
FOP	76	30	1993	23	2,598																										
FOP	1,463	30	1993	439	49,596																										
FUS	1,296	100	1993	1,296	146,416																										
TOTALS	7,783			6,613	747,105																										
EXTRA FEATURES										1367 S 18TH ST, FERNANDINA BEACH										BLD DATE 06/28/2021											
																				XF DATE 06/28/2021											
																				LGL DATE 04/23/2025											
																				DC											
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	0	1,723.00	SF	2.00	2.00	100	1987	1987	3	50	1,723															
2	0812	CONCRETE C	0	0	0	0	1,868.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,699															
3	0383	FREEZER	0	0	8	10	80.00	SF	105.00	105.00	100	1987	1987	3	20	1,680															
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257															
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	83	4,200															
6	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2013	2013	3	95	166															
7	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2013	2013	3	93	3,047															
8	0803	ASPHALT C	0	0	0	0	5,672.00	SF	2.00	2.00	100	2013	2013	3	70	7,941															
9	0400	CONC CURB	0	0	0	0	87.00	LF	15.00	15.00	100	2013	2013	3	95	1,240															
10	0810	CONCRETE A	0	0	7	10	70.00	SF	6.50	6.50	100	2013	2013	3	93	423															
LAND DESCRIPTION										TOTAL OB/XF										24,376											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.51	AC		1.00	1.00	1.00	200,000.00	200,000.00	102,000														
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