PT NW1/4 & PT GOVT LOTS 1 & 2
PT OR 2621/888
CONSERVATION ESMT OR 2189/1095

NASSAU HEALTH SERVICES LLC
HCA C/O DUCHARME MCMILLEN & AS, PO BOX 80610
INDIANAPOLIS, IN 46280-0610

2025

13-2N-26-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	236,375
TOTAL MARKET VALUE	236,375
SOH/AGL Deduction	0
ASSESSED VALUE	236,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,375
TOTAL JUST VALUE	236,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0888	2/14/2023	SW	U	V	11	100
GRANTOR: GALEN HOLDCO LLC						
GRANTEE: NASSAU HEALTH SERVI						
2291/0259	7/18/2019	WD	Q	V	05	15,800,000
GRANTOR: NASSAU PROPERTY LLC						
GRANTEE: GALEN HOLDCO 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	000100	C	RES	0		RSF-2	0.00	0.00	15.25	AC		1.00	1.00	1.00	15,500.00	15,500.00	236,375							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 15.25 Total Land Value: 236,375 Market: 0 Agricultural: 0 Common: 236,375 PRINTED 07/30/2025 BY SYS