BLOCK 5 LOTS ALL OF (EX R/W)
IN OR 951/1215 & OR 1289/632
ESMT IN OR 422/816

PAVILION HEALTH SERVICES INC
C/O BAPTIST PRIMARY CARE, 3563 PHILIPS HIGHWAY STE 101
JACKSONVILLE, FL 32207

2025

29-2N-25-3160-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

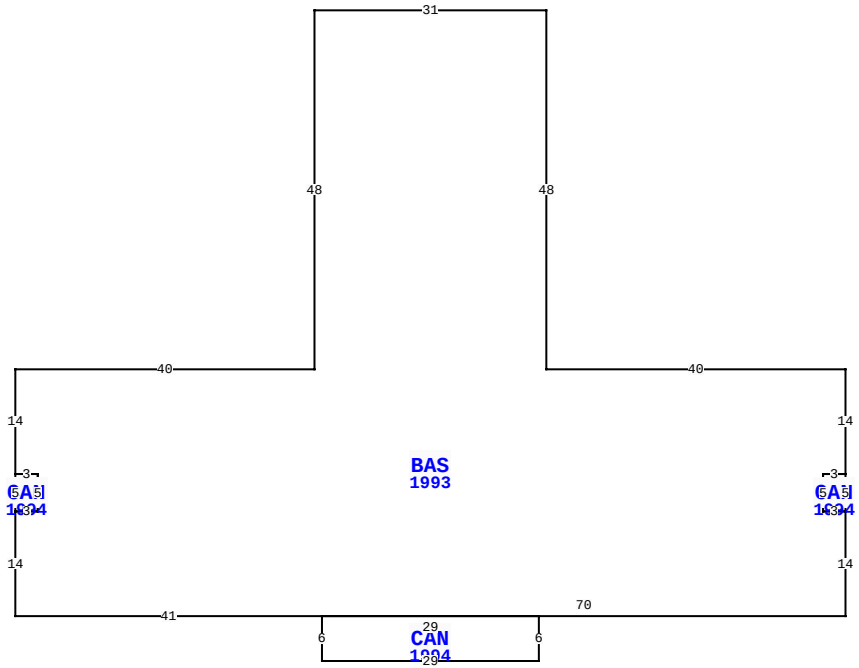
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,121	100	1993	5,121	608,301
CAN	15	30	1994	4	475
CAN	15	30	1994	4	475
CAN	174	30	1994	52	6,177
TOTALS	5,325			5,181	615,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	5,181	102.0000	164.98	854,761	1984	1997	0	0	0	28.00	72.00

1 MDL OFFICE – 0% - 0 Heated Area: 5121 HX Base Yr



45465 FIFTH AV, CALLAHAN

BLD DATE	03/08/2017	KK	LGL DATE	
XF DATE	10/03/2019	KK	LAND DATE	10/03/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	615,428
TOTAL MARKET OB/XF VALUE	40,884
TOTAL LAND VALUE - MARKET	641,340
TOTAL MARKET VALUE	1,297,652
SOH/AGL Deduction	223,340
ASSESSED VALUE	1,074,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,074,312
TOTAL JUST VALUE	1,297,652
NCON VALUE	0
INCOME VALUE	12
PREVIOUS YEAR MKT VALUE	1,308,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4243	REMODEL	89,000	04/01/2019
B3343	XFOB - PARKING LO	93,956	02/02/2010
B3322	REMODEL	80,000	09/24/2009
B3254	REPAIR/RRF	19,000	10/10/2008
1961	REPAIR/RRF	8,500	05/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1951/1469	12/03/2014	MS	U	I	11	0
GRANTOR: BAPTIST PHYSICIAN SER						
GRANTEE: PAVILION HEALTH SER						
1289/0632	1/20/2005	AA	Q	I	06	100
GRANTOR: BAPTIST/ST VINCENTS P						
GRANTEE: BAPTIST PHYSICIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N48 W31 S48 W40 S14 CAN=[YR=1994] S5 E3 N5 W3 $ E3 S5 W3 S14 E41 CAN=[YR=1994] S6 E29 N6 W29 $ E70 N14 CAN=[YR=1994] N5 W3 S5 E3 $ W3 N5 E3 N14 $.

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
1	0803	ASPHALT C	0	0	0	0	12,845.00	SF	2.00	2.00	100	1984	1984	3	50	12,845	
2	0812	CONCRETE C	0	0	0	0	1,406.00	SF	4.00	4.00	100	1984	1984	3	41	2,306	
3	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1984	1984	3	21	473	
4	0803	ASPHALT C	0	0	0	0	11,152.00	SF	2.00	2.00	100	2010	2010	3	64	14,275	
5	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2000	2000	3	83	830	
6	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	2010	2010	3	90	1,544	
7	0097	AWNING CN	0	0	8	3	8.00	SF	65.00	65.00	100	2005	2005	3	40	208	
8	0424	CL FNC 6'	0	0	0	0	385.00	LF	20.00	20.00	100	2012	2012	3	81	6,237	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	1,923	

LAND DESCRIPTION

TOTAL OB/XF 40,884

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	001901	C	MEDICAL OF	0	0006	CH	0.00	0.00	91,620.00	SF		1.00	1.00	1.00	7.00	7.00	641,340							

REVIEW DATE 10/03/2019 BY KK Total Acres: 0.00 Total Land Value: 641,340 Market: 0 Agricultural: 0 Common: 641,340 PRINTED 07/30/2025 BY SYS