PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2025

32-2N-28-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

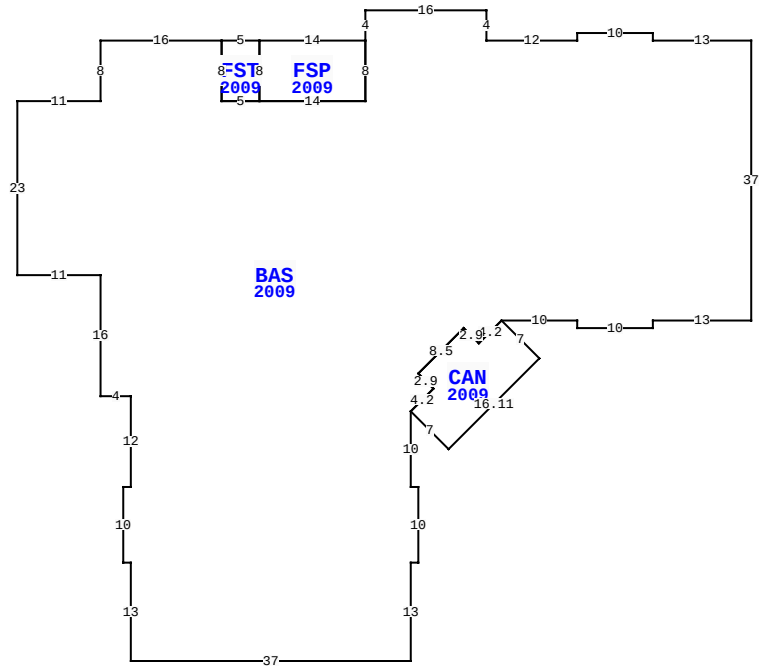
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,140	100	2009	5,140	765,304
CAN	144	30	2009	43	6,403
FSP	112	50	2009	56	8,338
FST	40	50	2009	20	2,978
TOTALS	5,436			5,259	783,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7404	04	5,259	104.1373	173.13	910,491	2009	2009	0	0	0	14.00	86.00

1 NURS HOME – 0% - 0 Heated Area: 5140 HX Base Yr



95158 HENDRICKS RD, FERNANDINA BEACH

BLD DATE	02/08/2018	KK	LGL DATE	
XF DATE	02/08/2018	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		5,749,693
TOTAL MARKET OB/XF VALUE		339,956
TOTAL LAND VALUE - MARKET		904,500
TOTAL MARKET VALUE		6,994,149
SOH/AGL Deduction		2,652,660
ASSESSED VALUE		4,341,489
TOTAL EXEMPTION VALUE	19	4,341,489
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,994,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,626,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428643	AI AMENITIES CTR	1,900,800	11/24/2014
B1428723	SWIM POOL	0	05/01/2014
E1427670	NEW CONSTR	0	05/01/2014
B1428643	AI AMENITIES CTR	1,900,800	04/01/2014
C21098	CO ISSUED	0	06/18/2009
C21099	CO ISSUED	0	06/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/1142	9/16/2011	QC	U	I	11	100
GRANTOR: TURNER OPHELIA						
GRANTEE: AICC HENDRICKS ROAD						
1739/0271	5/10/2011	QC	U	I	11	100
GRANTOR: TURNER JAMES E						
GRANTEE: AICC HENDRICKS ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 S4 FSP=[YR=2009] W14 S8 E14 N8$ S8 W14 FST=[YR=2009] N8 W5 S8 E5$ W5 N8 W16 S8 W11 S23 E11 S16 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10
CAN=[YR=2009] R5 D5 R12 U12 L5 U5 L3 D3 L2 U2 L6 D6 R2 D2 L3 D3 $ R3 U3 L2 U2 R6 U6 R2 D2 R3 U3 E10 S1 E10 N1 E13 N37$.

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	34,233.00	SF	2.00	2.00	100	2009	2009	3	62	42,449	
2	0812	CONCRETE C	0	0	0	0	5,440.00	SF	4.00	4.00	100	2009	2009	3	89	19,366	
3	0400	CONC CURB	0	0	0	0	2,518.00	LF	15.00	15.00	100	2009	2009	3	92	34,748	
4	0422	CL FNC 4'	0	0	0	0	829.00	LF	15.00	15.00	100	2009	2009	3	74	9,202	
5	0446	BOX FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2009	2009	3	35	196	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	
7	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2009	2009	3	89	636	
8	0754	FOP	0	0	0	0	888.00	SF	15.00	15.00	100	2009	2009	3	35	4,662	
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	74	666	
10	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	20,594	

TOTAL OB/XF 132,963

LAND DESCRIPTION

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	007400	C	HOME AGED	0	0003	OR	0.00	0.00	10.05	AC		1.00	1.00	0.90	100,000.00	90,000.00	904,500							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 10.05 Total Land Value: 904,500 Market: 0 Agricultural: 0 Common: 904,500 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2025

32-2N-28-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

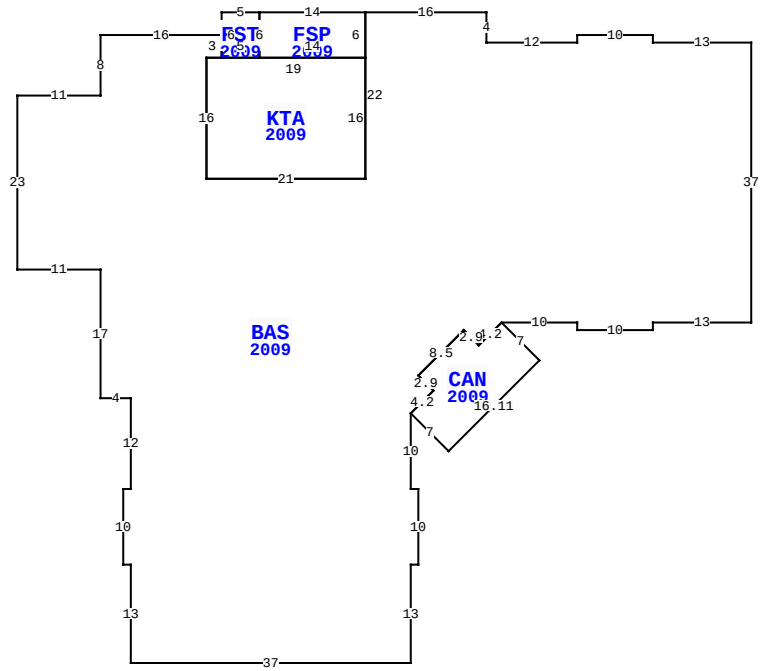
DOR CODE	7400	HOMES FOR THE AGED	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,934	100	2009	4,934	734,632
CAN	144	30	2009	43	6,403
FSP	84	50	2009	42	6,253
FST	30	50	2009	15	2,233
KTA	336	110	2009	370	55,090
TOTALS	5,528			5,404	804,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7404	04	5,404	104.1373	173.13	935,595	2009	2009	0	0	0	14.00	86.00

2 NURS HOME – 0% - 0 Heated Area: 5270 HX Base Yr



BLD DATE	02/08/2018	KK	LGL DATE		
XF DATE	02/08/2018	KK	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

95158 HENDRICKS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		5,749,693
TOTAL MARKET OB/XF VALUE		339,956
TOTAL LAND VALUE - MARKET		904,500
TOTAL MARKET VALUE		6,994,149
SOH/AGL Deduction		2,652,660
ASSESSED VALUE		4,341,489
TOTAL EXEMPTION VALUE	19	4,341,489
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,994,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,626,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21100	CO ISSUED	0	06/18/2009
C21101	CO ISSUED	0	06/18/2009
M14176	H/AC	0	10/01/2008
M14177	H/AC	0	10/01/2008
M14178	H/AC	0	10/01/2008
M14179	H/AC	0	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1756/1142	9/16/2011	QC	U	I	11	100
GRANTOR: TURNER OPHELIA						
GRANTEE: AICC HENDRICKS ROAD						
1739/0271	5/10/2011	QC	U	I	11	100
GRANTOR: TURNER JAMES E						
GRANTEE: AICC HENDRICKS ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 FSP=[YR=2009] W14 FST=[YR=2009] W5 S6 KTA=[YR=2009] W2 S16 E21 N16 W19$ E5 N6$ S6 E14 N6$ S22 W21 N16 E2 N3 W16 S8 W11 S23 E11 S17 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10 CAN=[YR=2009] D5 R5 R12 U12 L5 U5 L3 D3 L2 U2 L6 D6 D2 R2 L3 D3 $ R3 U3 L2 U2 R6 U6 R2 D2 R3 U3 E10 S1 E10 N1 E13 N37$.

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
11	0965	SPRNK FIRE	0	0	0	0	180.00	UT	240.00	240.00	100	2009	2009	3	89	38,448	
12	0400	CONC CURB	0	0	0	0	287.00	LF	15.00	15.00	100	2014	2014	3	96	4,133	
13	0812	CONCRETE C	0	0	0	0	2,309.00	SF	4.00	4.00	100	2014	2014	3	94	8,682	
14	0812	CONCRETE C	0	0	0	0	5,499.00	SF	4.00	4.00	100	2014	2014	3	94	20,676	
15	0812	CONCRETE C	0	0	0	0	7,030.00	SF	4.00	4.00	100	2014	2014	3	94	26,433	
16	0476	VF 6 SBPL	0	0	0	0	229.00	LF	32.00	32.00	100	2014	2014	3	85	6,229	
17	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	
18	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	85	979	
19	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	2014	2014	3	94	1,136	
20	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2014	2014	3	60	504	

TOTAL OB/XF 107,730

LAND DESCRIPTION

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 10.05 Total Land Value: 904,500 Market: 0 Agricultural: 0 Common: 904,500 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2025

32-2N-28-0000-0025-0010

BUILDING CHARACTERISTICS

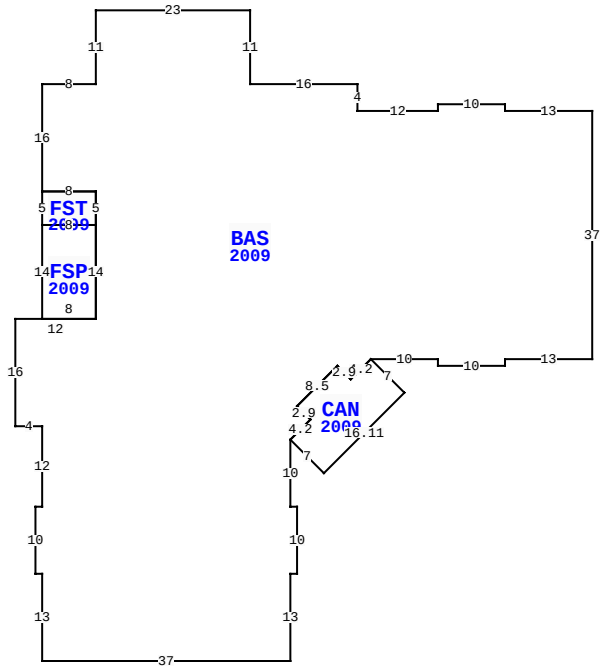
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,140	100	2009	5,140	765,304
CAN	144	30	2009	43	6,403
FSP	112	50	2009	56	8,338
FST	40	50	2009	20	2,978
TOTALS	5,436			5,259	783,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7404	04	5,259	104.1373	173.13	910,491	2009	2009	0	0	0	14.00	86.00

3 NURS HOME - 0% - 0 Heated Area: 5140 HX Base Yr



95158 HENDRICKS RD, FERNANDINA BEACH

BLD DATE	02/08/2018	KK	LGL DATE	
XF DATE	02/08/2018	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		5,749,693
TOTAL MARKET OB/XF VALUE		339,956
TOTAL LAND VALUE - MARKET		904,500
TOTAL MARKET VALUE		6,994,149
SOH/AGL Deduction		2,652,660
ASSESSED VALUE		4,341,489
TOTAL EXEMPTION VALUE	19	4,341,489
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,994,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,626,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14200	MECH OTHER	6,500	10/01/2008
R11480	REPAIR/RRF	7,500	08/01/2008
R11481	REPAIR/RRF	7,500	08/01/2008
R11482	REPAIR/RRF	7,500	08/01/2008
R11483	REPAIR/RRF	7,500	08/01/2008
E21063	ELEC OTHER	40,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/1142	9/16/2011	QC	U	I	11	100
GRANTOR: TURNER OPHELIA						
GRANTEE: AICC HENDRICKS ROAD						
1739/0271	5/10/2011	QC	U	I	11	100
GRANTOR: TURNER JAMES E						
GRANTEE: AICC HENDRICKS ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 N11 W23 S11 W8 S16
FST=[YR=2009] S5 E8 N5 W8$ E8 S5 FSP=[YR=2009] S14 W8 N14 E8$
S14 W12 S16 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10
CAN=[YR=2009] R5 D5 R12 U12 L5 U5 L3 D3 L2 U2 L6
D6 R2 D2 L3 D3 $ R3 U3 L2 U2 R6 U6 D2 R2 R3 U3
E10 S1 E10 N1 E13 N37$.

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
21	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2014	2014	3	85	765	
22	0976	DECORATIVE	0	0	0	0	8.00	UT	125.00	125.00	100	2014	2014	3	85	850	
23	0861	POOL GUNIT	0	0	22	18	396.00	SF	85.00	85.00	100	2014	2014	3	71	23,899	
24	0872	POOL HTR C	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2014	2014	3	60	3,600	
25	0966	FIRE SPRNK	0	0	0	0	15,956.00	SF	3.00	3.00	100	2014	2014	3	94	44,996	
26	0819	CONC 12"	0	0	13	6	78.00	SF	9.50	9.50	100	2014	2014	3	94	697	
27	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	2014	2014	3	94	1,026	
28	0803	ASPHALT C	0	0	0	0	9,589.00	SF	2.00	2.00	100	2009	2009	3	62	11,890	
29	0400	CONC CURB	0	0	0	0	473.00	LF	15.00	15.00	100	2009	2009	3	92	6,527	
30	0810	CONCRETE A	0	0	87	4	348.00	SF	6.50	6.50	100	2009	2009	3	89	2,013	

TOTAL OB/XF 96,263

LAND DESCRIPTION

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 10.05 Total Land Value: 904,500 Market: 0 Agricultural: 0 Common: 904,500 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2025

32-2N-28-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

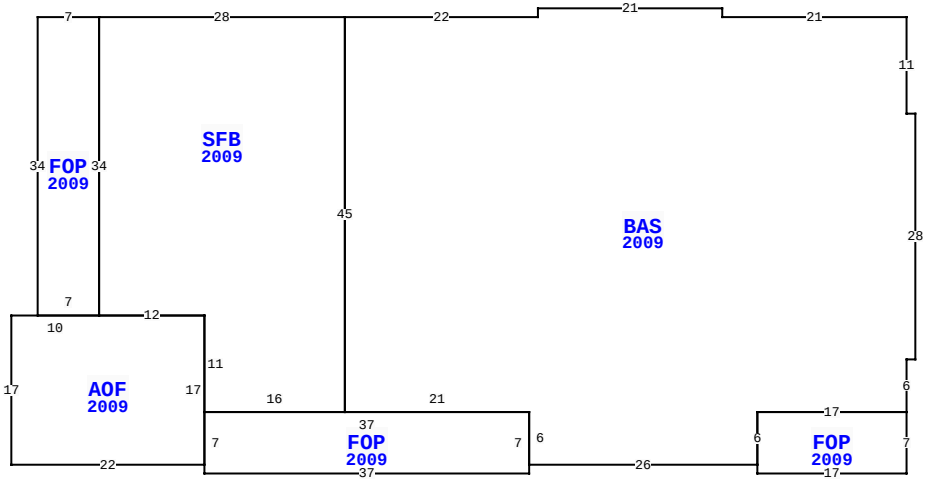
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	374	100	2009	374	45,774
BAS	3,085	100	2009	3,085	377,582
FOP	119	30	2009	36	4,406
FOP	238	30	2009	71	8,690
FOP	259	30	2009	78	9,547
SFB	1,128	80	2009	902	110,398
TOTALS	5,203			4,546	556,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,546	97.8765	137.52	625,166	2009	2009	0	0	0	11.00	89.00

4 OFFICE – 0% - 0 Heated Area: 4361 HX Base Yr



BLD DATE	02/08/2018	KK	LGL DATE
XF DATE	02/08/2018	KK	LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

95158 HENDRICKS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		5,749,693
TOTAL MARKET OB/XF VALUE		339,956
TOTAL LAND VALUE - MARKET		904,500
TOTAL MARKET VALUE		6,994,149
SOH/AGL Deduction		2,652,660
ASSESSED VALUE		4,341,489
TOTAL EXEMPTION VALUE	19	4,341,489
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,994,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,626,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21064	ELEC OTHER	40,000	07/01/2008
E21065	ELEC OTHER	40,000	07/01/2008
E21066	ELEC OTHER	40,000	07/01/2008
P13378	OTHER	0	07/01/2008
P13379	OTHER	0	07/01/2008
P13380	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/1142	9/16/2011	QC	U	I	11	100
GRANTOR: TURNER OPHELIA						
GRANTEE: AICC HENDRICKS ROAD						
1739/0271	5/10/2011	QC	U	I	11	100
GRANTOR: TURNER JAMES E						
GRANTEE: AICC HENDRICKS ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W21 N1 W21 S1 W22 SFB=[YR=2009] W28 FOP=[YR=2009] S34 W7 N34 E7$ S34 AOF=[YR=2009] E12 S17 W22 N17 E10$ E12 S11 FOP=[YR=2009] E37 S7 W37 N7$ E16 N45$ S45 E21 S6 E26 FOP=[YR=2009] S1 E17 N7 W17 S6$ N6 E17 N6 E1 N28 W1 N11$.

EXTRA FEATURES

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
31	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2014	2014	3	60	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 10.05 Total Land Value: 904,500 Market: 0 Agricultural: 0 Common: 904,500 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2025

32-2N-28-0000-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

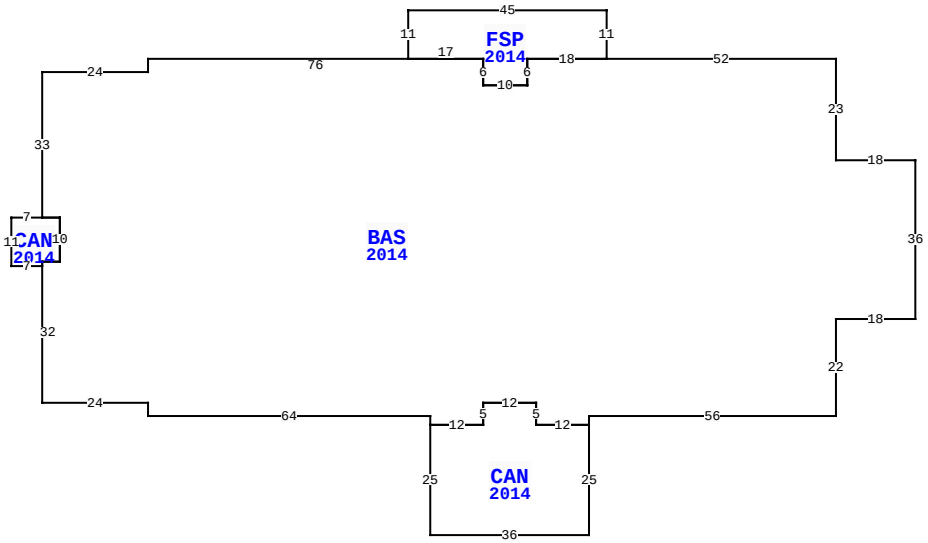
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		40 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		29 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,996	100	2014	14,996	2,713,874
CAN	117	30	2014	35	6,334
CAN	960	30	2014	288	52,120
FSP	555	50	2014	278	50,310
TOTALS	16,628			15,597	2,822,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7404	04	15,597	118.3206	196.71	3,068,086	2014	2014	0	0	0	8.00	92.00

5 NURS HOME – 0% - 0 Heated Area: 14996 HX Base Yr



BLD DATE	02/08/2018	KK	LGL DATE
XF DATE	02/08/2018	KK	LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

95158 HENDRICKS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		5,749,693
TOTAL MARKET OB/XF VALUE		339,956
TOTAL LAND VALUE - MARKET		904,500
TOTAL MARKET VALUE		6,994,149
SOH/AGL Deduction		2,652,660
ASSESSED VALUE		4,341,489
TOTAL EXEMPTION VALUE	19	4,341,489
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,994,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,626,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13381	OTHER	0	07/01/2008
P13167	OTHER	0	04/01/2008
B21098	NEW CONSTR	339,360	02/01/2008
B21099	NEW CONSTR	463,188	02/01/2008
B21100	NEW CONSTR	470,931	02/01/2008
B21101	NEW CONSTR	463,188	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/1142	9/16/2011	QC	U	I	11	100
GRANTOR: TURNER OPHELIA						
GRANTEE: AICC HENDRICKS ROAD						
1739/0271	5/10/2011	QC	U	I	11	100
GRANTOR: TURNER JAMES E						
GRANTEE: AICC HENDRICKS ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 N23 W52 FSP=[YR=2014] N11 W45 S11 E17 S6 E10 N6 E18$ W18 S6 W10 N6 W76 S3 W24 S33 CAN=[YR=2014] W7 S11 E7 N1 E4 N10 W4$ E4 S10 W4 S32 E24 S3 E64 S2 CAN=[YR=2014] S25 E36 N25 W12 N5 W12 S5 W12$ E12 N5 E12 S5 E12 N2 E56 N22 E18 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 10.05 Total Land Value: 904,500 Market: 0 Agricultural: 0 Common: 904,500 PRINTED 07/30/2025 BY SYS