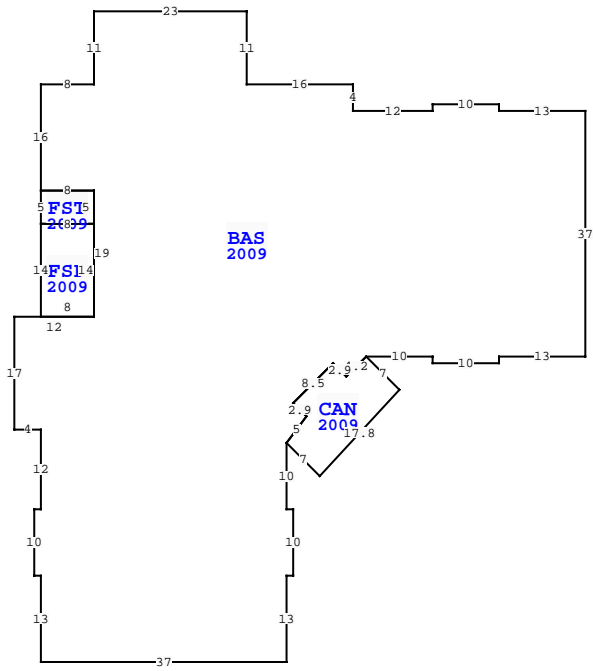


BUILDING CHARACTERISTICS		CD CONSTRUCTION	
Exterior Wall	16	WD FR STUC	60
Exterior Wall	31	HARDIE BRD	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	08	SHT VINYL	30
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,183	100	2009
CAN	154	30	2009
FSP	112	50	2009
FST	40	50	2009
TOTALS	5,489		
		5,305	789,871

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7404	04	5,305	104.1373	173.13	918,455	2009	2009	0	0	14.00	86.00	
1 NURS HOME - 0% - 0 Heated Area: 5183 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,388,820	
TOTAL MARKET OB/XF VALUE		127,582	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		2,728,902	
SOH/AGL Deduction		950,889	
ASSESSED VALUE		1,778,013	
TOTAL EXEMPTION VALUE	19	1,778,013	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,728,902	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,751,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20934	CO ISSUED	0	06/19/2009
M13479	MECH OTHER	0	04/01/2008
R11095	REPAIR/RRF	11,030	03/01/2008
P13026	OTHER	0	02/01/2008
B20934	NEW CONSTR	463,188	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1431	11/20/2007	WD	U	I	19	100
GRANTOR: GF/AMELIA ISLAND PROP						
GRANTEE: NASSAU CARE CENTERS						
1225/0611	4/26/2004	WD	Q	I		150,000
GRANTOR: TAYLOR JAMES L						
GRANTEE: GF/AMELIA ISLAND PR						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0803	ASPHALT C	0	0	0	0	21,546.00	SF	2.00	2.00	100	2009	2009
2	0812	CONCRETE C	0	0	0	0	3,753.00	SF	4.00	4.00	100	2009	2009
3	0400	CONC CURB	0	0	0	0	1,326.00	LF	15.00	15.00	100	2009	2009
4	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	100	2009	2009
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2009	2009
6	0811	CONCRETE B	0	0	0	0	955.00	SF	5.20	5.20	100	2009	2009
7	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2009	2009
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009
9	0422	CL FNC 4'	0	0	0	0	209.00	LF	15.00	15.00	100	2009	2009
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009

TOTAL OB/XF												
85468 MINER RD, YULEE												
05/08/2025 MLU												
76,061												

BUILDING NOTES	
BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 N11 W23 S11 W8 S16	
FST=[YR=2009] S5 FSP=[YR=2009] S14 E8 N14 W8\$ E8 N5 W8\$ E8	
S19 W12 S17 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10	
CAN=[YR=2009] D5 R5 R12 U13 U5 L5 D3 L3 U2 L2 D6	
L6 D2 R2 L3 D4 \$ U4 R3 U2 L2 U6 R6 D2 R2 U3 R3	
E10 S1 E10 N1 E13 N37\$.	

BUILDING DIMENSIONS	
BAS=[YR=2009] W13 N1 W10 S1 W12 N4 W16 N11 W23 S11 W8 S16	
FST=[YR=2009] S5 FSP=[YR=2009] S14 E8 N14 W8\$ E8 N5 W8\$ E8	
S19 W12 S17 E4 S12 W1 S10 E1 S13 E37 N13 E1 N10 W1 N10	
CAN=[YR=2009] D5 R5 R12 U13 U5 L5 D3 L3 U2 L2 D6	
L6 D2 R2 L3 D4 \$ U4 R3 U2 L2 U6 R6 D2 R2 U3 R3	
E10 S1 E10 N1 E13 N37\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	007400	C	HOME AGED	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.75	85,000.00	63,750.00	127,500							

LOT 1 & PT OF LOTS 2 & 3
IN OR 1536/1431
ESMT OR 1551/657

NASSAU CARE CENTERS INC/
3575 PIEDMONT ROAD N E, 15 PIEDMONT CENTER #930
ATLANTA, GA 30305

2025

38-2N-27-2030-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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Exterior Wall	31	HARDIE BRD	40
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3 NURS HOME - 0% - 0
Heated Area: 5183
HX Base Yr

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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W4 FSP=[YR=2009] N14 FST=[YR=2009] N5 W8 S5 E8\$ W8 S14 E8\$ W8 N19 E8 N16 W8 N11 W23 S11 W16 S4 W12 N1 W10 S1 W13 S37 E13 S1 E10 N1 E10 CAN=[YR=2009] D5 L5 D13 R12 U5 R5 U4 L3 U2 R2 U6 L6 D2 L2 U3 L3 \$ D3 R3 U2 R2 D6 R6 D2 L2 D4 R3 S10 W1 S10 E1 S13 E37 N13 E1 N10 W1 N12 E4 N17\$.											

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