PT E WATERMAN GRANT
SEC 39-2N-26E &
PT SEC 44-2N-27E

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

2025

39-2N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

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

462545 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/03/2024 DC
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	14,797,622
TOTAL MARKET VALUE	14,797,622
SOH/AGL Deduction	0
ASSESSED VALUE	14,797,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,797,622
TOTAL JUST VALUE	14,797,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,973,288

HCA FLORIDA MEMORIAL HOSPITAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001802	NASSAU MEMORIAL F	6,343,365	02/20/2025
SU240009529	NEW WALL SIGN CHA	75,000	08/15/2024
SU240009528	NEW WALL SIGN CHA	75,000	08/15/2024
SU240009527	MAIN WALL SIGN FO	75,000	08/15/2024
B24-0002066	CONSTRUCTION OF N	6,343,365	02/21/2024
B24-0002065	NEW GENERATOR + C	5,447	02/21/2024

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	29,076,500.00	SF		1.00	1.00	0.50	14.25	7.13	14,795,062							
2	009602	C	RETENTION PO	0		CI	0.00	0.00	5.60	AC		1.00	1.00	1.00	100.00	100.00	560							
3	009605	C	WETLANDS	0					2.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,000							

REVIEW DATE 03/06/2025 BY KW Total Acres: 55.27 Total Land Value: 14,797,622 Market: 0 Agricultural: 0 Common: 14,797,622 PRINTED 07/30/2025 BY SYS