



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	13 LVT/LAMNT 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	140 100
Frame	05 STEEL 100
Story Height	14 100
RMS	161 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06		
DOR CODE	8500 HOSPITALS		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

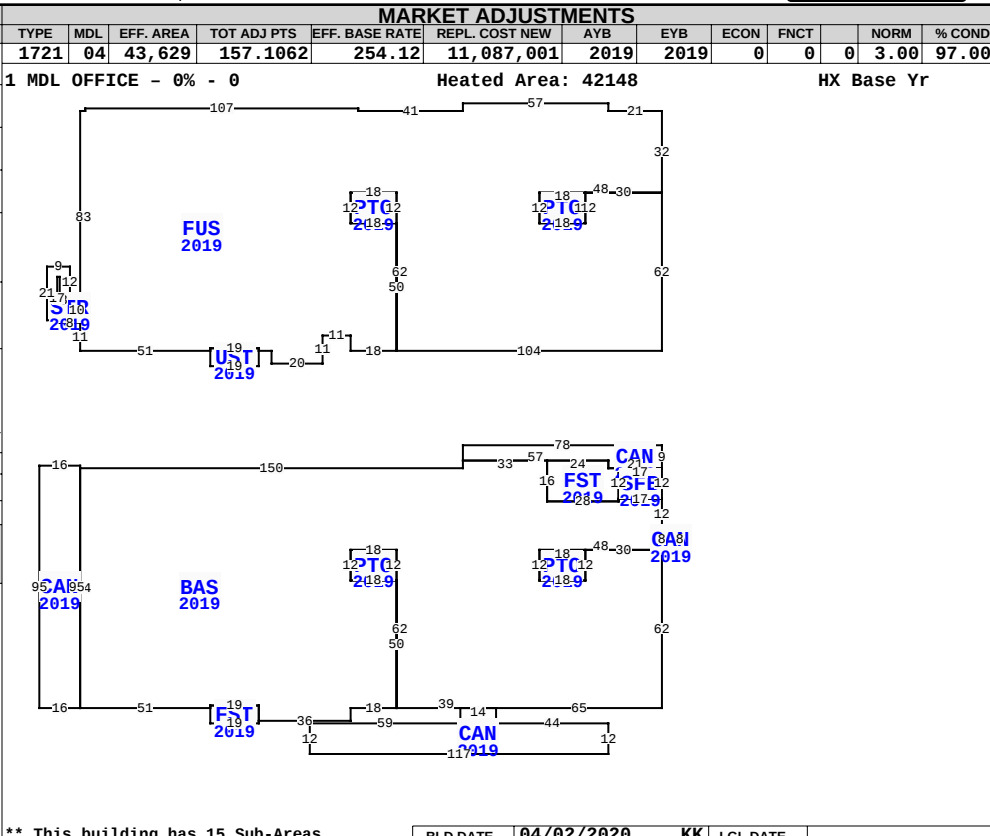
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,692	100	2019	20,692	100,503
CAN	56	30	2019	17	4,190
CAN	531	30	2019	159	39,193
CAN	1,488	30	2019	446	109,938
CAN	1,520	30	2019	456	112,403
FST	133	50	2019	66	16,269
FST	436	50	2019	218	53,736
FUS	21,293	100	2019	21,293	248,648
PTO	216	5	2019	11	2,711
PTO	216	5	2019	11	2,711
TOTALS	47,566			43,620	754,391

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
1	0803	ASPHALT C	0	0	0	0	102,139.00	SF	2.00	2.00	100	2019	2019	3	82	167,508	
2	0812	CONCRETE C	0	0	0	0	5,475.00	SF	4.00	4.00	100	2019	2019	3	97	21,243	
3	0400	CONC CURB	0	0	0	0	3,964.00	LF	15.00	15.00	100	2019	2019	3	98	58,271	
4	0402	CONC BUMPE	0	0	0	0	84.00	UT	25.00	25.00	100	2019	2019	3	98	2,058	
5	0972	ST LGHT UN	0	0	0	0	47.00	UT	1,897.50	1,897.50	100	2019	2019	3	94	83,832	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2019	2019	3	94	1,128	
7	0810	CONCRETE A	0	0	19	12	228.00	SF	6.50	6.50	100	2019	2019	3	97	1,438	
8	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2019	2019	3	100	500	
9	0446	BOX FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	2019	2019	3	82	787	
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008500	C	HOSPITAL	0		PD - E	0.00	0.00	34,976.00	SF		1.00	1.00	0.80	14.25	11.40	3,818,726							



** This building has 15 Sub-Areas

76011 WILLIAM BURGESS BLVD, YULEE

BLD DATE	04/02/2020	KK	LGL DATE	
XF DATE	04/02/2020	KK	LAND DATE	05/08/2025
INC DATE			AG DATE	DC

TOTAL OB/XF 337,165

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008500	C	HOSPITAL	0		PD - E	0.00	0.00	34,976.00	SF		1.00	1.00	0.80	14.25	11.40	3,818,726							

NASSAU COUNTY PROPERTY										PAGE 1 of 3		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4				Tax Dist:								
BUILDING MARKET VALUE						10,754,391						
TOTAL MARKET OB/XF VALUE						602,082						
TOTAL LAND VALUE - MARKET						3,818,726						
TOTAL MARKET VALUE						15,175,199						
SOH/AGL Deduction						3,580,909						
ASSESSED VALUE						11,594,290						
TOTAL EXEMPTION VALUE						20	11,594,290					
BASE TAXABLE VALUE						0						
TOTAL JUST VALUE						15,175,199						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						14,173,097						
UF HEALTH WILDLIGHT MEDICAL OFFICE BUILDING												
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