UNIT 300
BAPTIST NASSAU CROSSING MEDICAL
A CONDOMINIUM OR 2755/138

BG-PHS NASSAU CROSSING LLC
841 PRUDENTIAL DRIVE STE 1802
JACKSONVILLE, FL 32207

2025

44-2N-27-1092-0300-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Location	END	END 100 1092000
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0419	CONDO MEDICAL
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	13,683			13,683	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		13,683				2024	2024	0	0	0		

1 CONDO – 0% - 2025 HX Base Yr

462626 SR 200 300, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,029,640
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	10,029,640
SOH/AGL Deduction	0
ASSESSED VALUE	10,029,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,029,640
TOTAL JUST VALUE	10,029,640
NCON VALUE	10,029,640
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011946	ENDOSCOPY SURGICA	3,134,525	09/19/2023
230011949	BAPTIST HEALTH -	7,505,181	09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/193	12/17/2024	SW	Q	I	01	12,415,600

GRANTOR: PAVILION HEALTH SERVI

GRANTEE: BG-PHS NASSAU CROSS

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

REVIEW DATE 03/06/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS