S 126FT OF W 175FT OF LOT 205
OUTLOTS SUB U/R
{U/R LEASE}

BAPTIST MEDICAL CENTER OF NASSAU INC
3563 PHILLIPS HWY SUITE 106
JACKSONVILLE, FL 32207

2026

00-00-31-1600-0205-001L

BUILDING CHARACTERISTICS

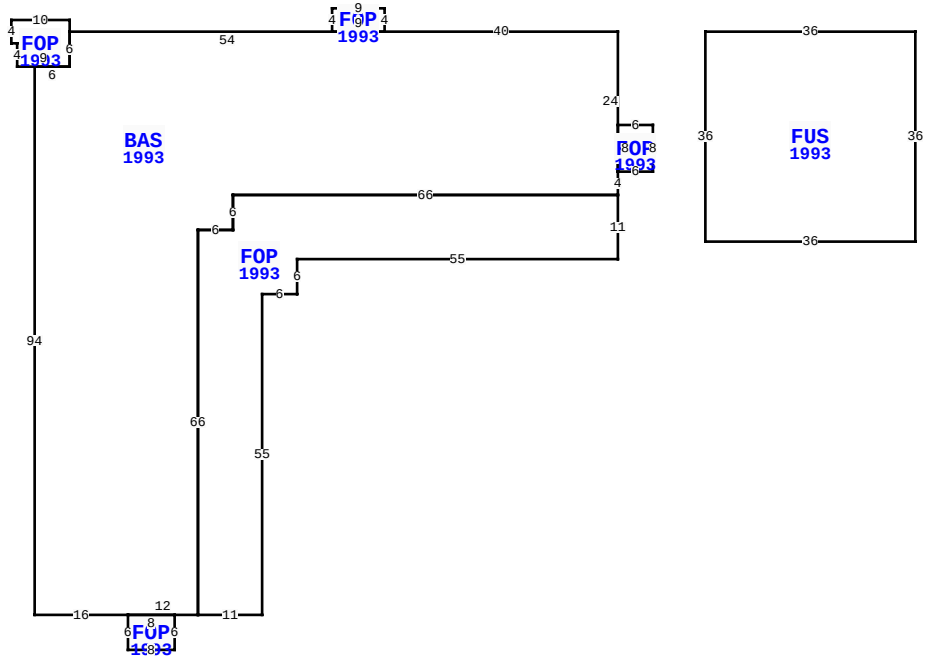
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	07	CORK/VTILE 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		12 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8500	HOSPITALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,816	100	1993	4,816	560,984
FOP	36	30	1993	11	1,281
FOP	48	30	1993	14	1,631
FOP	48	30	1993	14	1,631
FOP	76	30	1993	23	2,679
FOP	1,463	30	1993	439	51,136
FUS	1,296	100	1993	1,296	150,962
TOTALS	7,783			6,613	770,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	6,613	118.2500	176.49	1,167,128	1987	1995	0	0	0	34.00	66.00

1 OFFICE 0% - 0 Heated Area: 6112 HX Base Yr



BLD DATE	06/28/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026 DC
INC DATE			AG DATE	

1367 S 18TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		770,304
TOTAL MARKET OB/XF VALUE		24,096
TOTAL LAND VALUE - MARKET		111,075
TOTAL MARKET VALUE		905,475
SOH/AGL Deduction		49,742
ASSESSED VALUE		855,733
TOTAL EXEMPTION VALUE	20	855,733
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		905,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98011	REPAIR/RRF	4,700	07/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FOP=[YR=1993] N4 W9 S4 E9 $ W54
FOP=[YR=1993] N2 W10 S4 E1 S4 E9 N6 $ S6 W6 S94 E16
FOP=[YR=1993] S6 E8 N6 W8 $ E12 FOP=[YR=1993] E11 N55 E6 N6
E55 N11 W66 S6 W6 S66 $ N66 E6 N6 E66 N4 FOP=[YR=1993] E6 N8
W6 S8 $ N24 $ PTR= E15 FUS=[YR=1993] E36 S36 W36 N36 $ W15 $
.

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	1,723.00	SF	2.00	2.00	100	1987	1987	3	50	1,723	
2	0812	CONCRETE C	0	0	0	0	1,868.00	SF	4.00	4.00	100	1987	1987	3	47	3,512	
3	0383	FREEZER	0	0	8	10	80.00	SF	105.00	105.00	100	1987	1987	3	20	1,680	
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	47	244	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	4,099	
6	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2013	2013	3	94	165	
7	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2013	2013	3	92	3,014	
8	0803	ASPHALT C	0	0	0	0	5,672.00	SF	2.00	2.00	100	2013	2013	3	68	7,714	
9	0400	CONC CURB	0	0	0	0	87.00	LF	15.00	15.00	100	2013	2013	3	94	1,227	
10	0810	CONCRETE A	0	0	7	10	70.00	SF	6.50	6.50	100	2013	2013	3	92	419	

TOTAL OB/XF 23,797

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	008500	C	HOSPITAL	0	0006	PI-1			22,215.00	SF		1.00	1.00	1.00	5.00	5.00	111,075							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.51 Total Land Value: 111,075 Market: 0 Agricultural: 0 Common: 111,075 PRINTED 07/09/2026 BY SYS

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11	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2013	2013	3	92	299	

LAND DESCRIPTION

TOTAL OB/XF 299

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 01/01/2023 BY CD Total Acres: 0.51 Total Land Value: 111,075 Market: 0 Agricultural: 0 Common: 111,075 PRINTED 07/09/2026 BY SYS