

BLOCK 197 PT OF LOTS 1 2 9 &10
IN OR 2524/171
BEING LOT 2

PAVILION HEALTH SERVICES INC
841 PRUDENTIAL DRIVE STE 1802
JACKSONVILLE, FL 32207

2026

00-00-31-1800-0197-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 80
Roof Cover	11 SLATE 20
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 90
Interior Floor	11 CLAY TILE 10
Air Condition	08 ENG SPLIT 100
Heating Type	09 ENG F AIR 100
Fixtures	34 100
Frame	05 STEEL 100
Story Height	14 100
RMS	46 100
Stories	1. 1. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	1720 MEDICAL OFFICE

MAP NUM	MKT AREA	01
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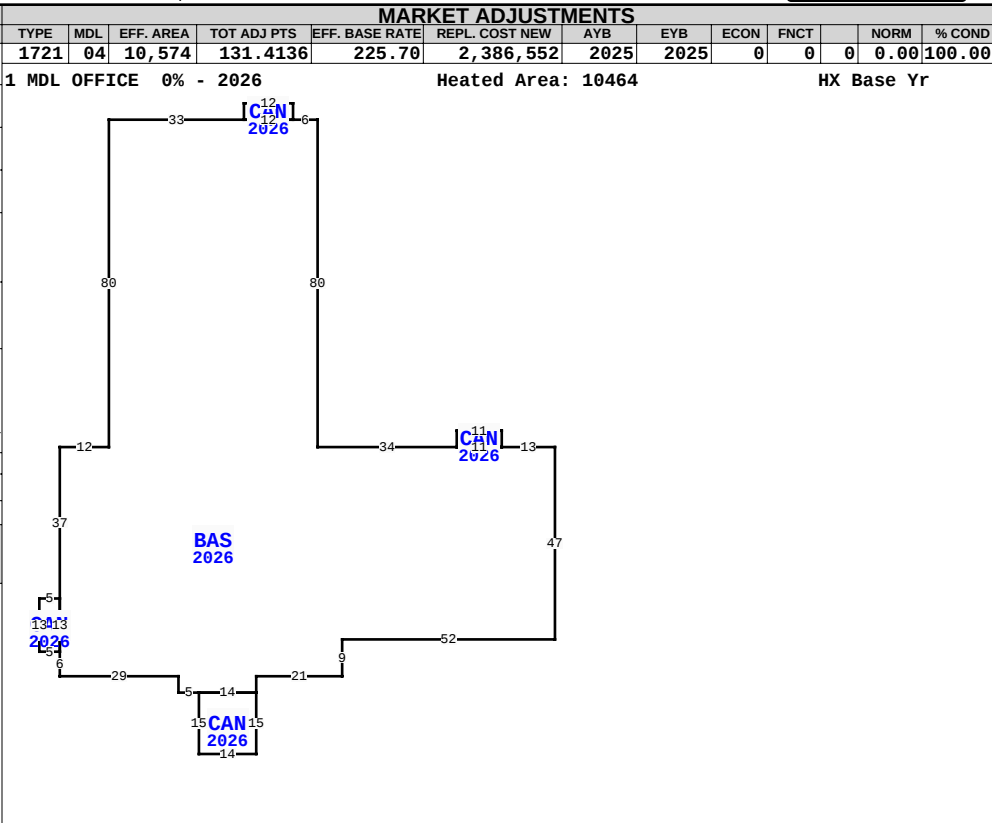
NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,464	100	2026	10,464	361,725
CAN	44	30	2026	13	2,934
CAN	48	30	2026	14	3,160
CAN	65	30	2026	20	4,514
CAN	210	30	2026	63	14,219

TOTALS	10,831			10,574	386,552
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	14,800.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,665.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	0	285	17	4,845.00	SF	10.00	10.00	
4	0400	CONC CURB	0	0	0	0	1,085.00	LF	15.00	15.00	
5	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	
6	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
7	1126	CB/STC 8"	0	0	72	6	432.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001910	C	MEDICAL OF	0		R-3	0.00	0.00	62,628.00	SF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	DC

TOTAL OB/XF											
120,221											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			2,386,552
TOTAL MARKET OB/XF VALUE			120,221
TOTAL LAND VALUE - MARKET			939,420
TOTAL MARKET VALUE			3,446,193
SOH/AGL Deduction			0
ASSESSED VALUE			3,446,193
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,446,193
TOTAL JUST VALUE			3,446,193
NCON VALUE			2,506,773
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			745,273

BAPTIST PRIMARY CARE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0079			11/05/2025
2025-0063	PRIVATE PROVIDER	0	10/20/2025
SIGN-2025-0	PRIVATE PROVIDER	0	07/16/2025
2024-0079	NEW MEDICAL OFFIC	4,200,000	11/20/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2523/0376	12/18/2021	QC	U	V	11
GRANTOR: TWENTY20 HOLDINGS II					
GRANTEE: CONCEPT DEVELOPMENT					
2524/0171	12/17/2021	WD	Q	V	01
GRANTOR: CONCEPT DEVELOPMENT I					
GRANTEE: PAVILION HEALTH SER					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=-111,-90] E33 E12 E6 S80 E34 E11 E13 S47											
W52 S9 W21 S4 W14 W5 N4 W29 N6 N13 N37 E12 N80 \$											
CAN=[YR=2026;ORIG=-78,-94] E12 S4 W12 N4 \$											
CAN=[YR=2026;ORIG=-123,27] W5 S13 E5 N13 \$											
CAN=[YR=2026;ORIG=-75,50] W14 S15 E14 N15 \$											
CAN=[YR=2026;ORIG=-26,-14] E11 S4 W11 N4 \$											