IN OR 2432/98
PARCEL 9-1 SEC 27 &
PARCEL 61-11 SEC 40

JACKSONVILLE SENIOR LIVING LLC
PO BOX 14833
CINCINNATI, OH 45250

2026

27-2N-28-0000-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	1,433,600
TOTAL MARKET VALUE	1,489,600
SOH/AGL Deduction	0
ASSESSED VALUE	1,489,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,489,600
TOTAL JUST VALUE	1,489,600
NCON VALUE	56,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,382,400

84,157 HTD/ 107 BED ?? : HAMPTON PALMS ASSISTED LI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011269	NW COM 503	100,000	10/08/2025
22006384	SWIM POOL	117,000	04/22/2022
22004510	NEW CONSTR-ASSIST	14,517,266	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0098	2/05/2021	WD	Q	V	01	1,700,000
GRANTOR: ALLISON ROBERT S & CA						
GRANTEE: JACKSONVILLE SENIOR						
2251/0612	1/28/2019	WD	U	V	11	100
GRANTOR: CRISP DAVID TRUSTEE B						
GRANTEE: CHRISTWALK CHURCH O						

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
1	0424	CL FNC 6'	0	0	0	0	2,800.00	LF	20.00	20.00	100	2026	2025		100	56,000	

LAND DESCRIPTION

TOTAL OB/XF 56,000

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		CN	0.00	0.00	10.24	AC		1.00	1.00	1.00	140,000.00	140,000.00	1,433,600							

REVIEW DATE 11/20/2025 BY KW Total Acres: 10.24 Total Land Value: 1,433,600 Market: 0 Agricultural: 0 Common: 1,433,600 PRINTED 07/09/2026 BY SYS