

PT OF NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1554/1306
& OR 1932/1518

NASSAU CARE CENTERS INC
3575 PIEDMONT RD NE, FIFTEEN PIEDMONT CENTER #930
ATLANTA, GA 30305

2026

32-2N-28-0000-0025-0010



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		16	WD FR STUC 60		
Exterior Wall		10	ABOVE AVG 40		
Roof Structure		04	WOOD TRUSS 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		13	LVT/LAMNT 70		
Interior Floor		08	SHT VINYL 30		
Ceiling		02	F.NOT SUS 100		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Fixtures			21 100		
Frame		02	WOOD FRAME 100		
Story Height			9 100		
RMS			15 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		04	Quality Level 04		
DOR CODE		7400	HOMES FOR THE AGED		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,140	100	2009	5,140	796,942
CAN	144	30	2009	43	6,667
FSP	112	50	2009	56	8,682
FST	40	50	2009	20	3,101
TOTALS	5,436			5,259	815,393

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7404	04	5,259	104.1373	184.58	970,706	2009	2009	0	0	0 16.00	84.00
1 NURS HOME 0% - 0 Heated Area: 5140 HX Base Yr											
95158 HENDRICKS RD, FERNANDINA BEACH											
				BLD DATE	02/08/2018	KK	LGL DATE				
				XF DATE	02/08/2018	KK	LAND DATE				
				INC DATE			AG DATE				
								05/09/2025	MLU		

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
1	0803	ASPHALT C	0	0	0	0	34,233.00	SF	2.00	2.00	100	2009	2009	3
2	0812	CONCRETE C	0	0	0	0	5,440.00	SF	4.00	4.00	100	2009	2009	3
3	0400	CONC CURB	0	0	0	0	2,518.00	LF	15.00	15.00	100	2009	2009	3
4	0422	CL FNC 4'	0	0	0	0	829.00	LF	15.00	15.00	100	2009	2009	3
5	0446	BOX FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2009	2009	3
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3
7	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2009	2009	3
8	0754	FOP	0	0	0	0	888.00	SF	15.00	15.00	100	2009	2009	3
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3
10	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2009	2009	3

LAND DESCRIPTION							TOTAL OB/XF										129,603									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	007400	C	HOME AGED	0	0003	OR	0.00	0.00	10.05	AC		1.00	1.00	0.90	100,000.00	90,000.00	904,500									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 5																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	16	WD FR STUC 60								7404	04	5,404	104.1373	184.58	997,470		2009	2009	0	0	0	16.00	84.00	VALUATION BY								STANDARD																																					
Exterior Wall	10	ABOVE AVG 40								2 NURS HOME 0% - 0										Heated Area: 5270										HX Base Yr										Tax Group: 4								Tax Dist:																					
Roof Structure	04	WOOD TRUSS 100																		BUILDING MARKET VALUE										6,029,664																																							
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										333,908																																							
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										904,500																																							
Interior Floor	13	LVT/LAMNT 70																		TOTAL MARKET VALUE										7,268,072																																							
Interior Floor	08	SHT VINYL 30																		SOH/AGL Deduction										2,492,434																																							
Ceiling	02	F.NOT SUS 100																		ASSESSED VALUE										4,775,638																																							
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										19								4,775,638																															
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										0								TOTAL JUST VALUE								7,268,072																							
Fixtures	04	21 100																		NCON VALUE										0								INCOME VALUE																															
Frame	02	WOOD FRAME 100																		PREVIOUS YEAR MKT VALUE										6,994,149																																							
Story Height		9 100																																																																			
RMS		15 100																																																																			
Stories	1.	1. 100																																																																			
Units	00	0 100																																																																			
Occupancy	00	NONE 100																																																																			
Quality	04	Quality Level 04																																																																			
DOR CODE	7400	HOMES FOR THE AGED																																																																			
MAP NUM		MKT AREA								04																																																											
NEIGHBORHOOD/LOC	4005.00																																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
BAS	4,934	100	2009	4,934	765,003																																																																
CAN	144	30	2009	43	6,667																																																																
FSP	84	50	2009	42	6,512																																																																
FST	30	50	2009	15	2,326																																																																
KTA	336	110	2009	370	57,368																																																																
TOTALS	5,528			5,404	837,875																																																																
EXTRA FEATURES										95158 HENDRICKS RD, FERNANDINA BEACH										BLD DATE 02/08/2018										KK										LGL DATE										05/09/2025										MLU									
																				XF DATE 02/08/2018										KK										LAND DATE																													
																				INC DATE																				AG DATE																													
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																																																				
11	0965	SPRNG FIRE	0	0	0	0	180.00	UT	240.00	240.00	100	2009	2009	3	88	38,016																																																					
12	0400	CONC CURB	0	0	0	0	287.00	LF	15.00	15.00	100	2014	2014	3	95	4,090																																																					
13	0812	CONCRETE C	0	0	0	0	2,309.00	SF	4.00	4.00	100	2014	2014	3	93	8,589																																																					
14	0812	CONCRETE C	0	0	0	0	5,499.00	SF	4.00	4.00	100	2014	2014	3	93	20,456																																																					
15	0812	CONCRETE C	0	0	0	0	7,030.00	SF	4.00	4.00	100	2014	2014	3	93	26,152																																																					
16	0476	VF 6 SBPL	0	0	0	0	229.00	LF	32.00	32.00	100	2014	2014	3	83	6,082																																																					
17	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	83	498																																																					
18	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	83	956																																																					
19	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	2014	2014	3	93	1,124																																																					
20	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2014	2014	3	55	462																																																					
LAND DESCRIPTION										TOTAL OB/XF										106,425																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													
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Exterior Wall	16	WD FR STUC 60								7404	04	5,259	104.1373	184.58	970,706	2009	2009		0		0	16.00	84.00	VALUATION BY								STANDARD																																					
Exterior Wall	10	ABOVE AVG 40								3 NURS HOME 0% - 0										Heated Area: 5140										HX Base Yr										Tax Group: 4								Tax Dist:																					
Roof Structur	04	WOOD TRUSS 100																												BUILDING MARKET VALUE								6,029,664																															
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Interior Floo	13	LVT/LAMNT 70																												TOTAL MARKET VALUE								7,268,072																															
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Ceiling	02	F.NOT SUS 100																												ASSESSED VALUE								4,775,638																															
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Heating Type	04	AIR DUCTED 100																												BASE TAXABLE VALUE								0																															
Fixtures		21 100																												TOTAL JUST VALUE								7,268,072																															
Frame	02	WOOD FRAME 100																												NCON VALUE								0																															
Story Height		9 100																												INCOME VALUE																																							
RMS		15 100																												PREVIOUS YEAR MKT VALUE								6,994,149																															
Stories	1.	1. 100																																																																			
Units	0	0 100																																																																			
Occupancy	00	NONE 100																																																																			
Quality	04	Quality Level 04																																																																			
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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																																																				
21	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2014	2014	3	83	747																																																					
22	0976	DECORATIVE	0	0	0	0	8.00	UT	125.00	125.00	100	2014	2014	3	83	830																																																					
23	0865	POOL SF	0	0	0	0	396.00	SF	80.00	80.00	100	2014	2014	76	76	24,077																																																					
24	0872	POOL HTR C	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2014	2014	3	55	3,300																																																					
25	0966	FIRE SPRNK	0	0	0	0	15,956.00	SF	3.00	3.00	100	2014	2014	3	93	44,517																																																					
26	0819	CONC 12"	0	0	13	6	78.00	SF	9.50	9.50	100	2014	2014	3	93	689																																																					
27	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	2014	2014	3	93	1,016																																																					
28	0803	ASPHALT C	0	0	0	0	9,589.00	SF	2.00	2.00	100	2009	2009	3	60	11,507																																																					
29	0400	CONC CURB	0	0	0	0	473.00	LF	15.00	15.00	100	2009	2009	3	91	6,456																																																					
30	0810	CONCRETE A	0	0	87	4	348.00	SF	6.50	6.50	100	2009	2009	3	88	1,991																																																					
LAND DESCRIPTION										TOTAL OB/XF										95,130																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													
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