LAND UNIT 3, PHASE 2
YULEE PROFESSIONAL PARK, A
LAND CONDOMINIUM OR 2164/1723

COASTAL REGIONS HEALTHCARE PORTFOLIO ONCE LLC
13553 ATLANTIC BLVD STE 201
JACKSONVILLE, FL 32225

2026

38-2N-27-8604-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDOMINIUM

MAP NUM | MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	4,000			4,000	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0860400		4,000				2020	2020	100	100	0		

1 CONDO 0% - 0 HX Base Yr

463386 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,016,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,016,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,016,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,016,000
TOTAL JUST VALUE	1,016,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	986,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001373	NEW CONSTR	539,960	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1184	10/21/2022	SW	Q	I	01	1,346,300
GRANTOR: YULEE TWO LAND TRUST						
GRANTEE: COASTAL REGIONS HEA						
2440/0907	3/05/2021	WD	U	I	16	500,000
GRANTOR: YULEE TWO LAND TRUST						
GRANTEE: JEL VENTURES LLC						

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 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS