

NASSAU CARE CENTERS INC/
5243 LITTLE DEBBIE PKWY STE 10
00LTEWAH, TN 37363

42-2N-27-0000-0001-0300

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY																													
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	5,305	104.1373	184.58	979,197	2009	2009		0	0	16.00	84.00																	
Exterior Wall	10	ABOVE AVG 40								1 NURS HOME 0% - 0 Heated Area: 5183 HX Base Yr																													
Roof Structur	04	WOOD TRUSS 100																						VALUATION BY								STANDARD							
Roof Cover	03	COMP SHNGL 100																						Tax Group: 4								Tax Dist:							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								2,487,577							
Interior Floo	13	LVT/LAMNT 70																						TOTAL MARKET OB/XF VALUE								117,674							
Interior Floo	08	SHT VINYL 30																						TOTAL LAND VALUE - MARKET								272,760							
Ceiling	02	F.NOT SUS 100																						TOTAL MARKET VALUE								2,877,951							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								885,070							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								1,992,881							
Fixtures		21 100																						TOTAL EXEMPTION VALUE								19 1,992,881							
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE								0							
Story Height		9 100																						TOTAL JUST VALUE								2,877,951							
RMS		15 100																						NCON VALUE								0							
Stories	1.	1. 100																						INCOME VALUE															
Units	00	0 100																						PREVIOUS YEAR MKT VALUE								2,766,692							
Occupancy	00	NONE 100																						CARE CENTERS OF NASSAU NORTH															
Quality	04	Quality Level 04																																					
DOR CODE	7400	HOMES FOR THE AGED																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	4053.00																																						
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	5,183	100	2009	5,183	803,610																																		
CAN	154	30	2009	46	7,132																																		
FSP	112	50	2009	56	8,682																																		
FST	40	50	2009	20	3,101																																		
TOTALS	5,489			5,305	822,525																																		
EXTRA FEATURES										85603 MINER RD, YULEE										BLD DATE										LGL DATE									
																				XF DATE										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																						
1	0803	ASPHALT C	0	0	0	0	19,079.00	SF	2.00	2.00	100	2009	2009	3	60	22,895																							
2	0812	CONCRETE C	0	0	0	0	3,537.00	SF	4.00	4.00	100	2009	2009	3	88	12,450																							
3	0400	CONC CURB	0	0	0	0	1,009.00	LF	15.00	15.00	100	2009	2009	3	91	13,773																							
4	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50	6.50	100	2009	2009	3	88	789																							
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	14,573																							
6	0422	CL FNC 4'	0	0	0	0	536.00	LF	15.00	15.00	100	2009	2009	3	72	5,789																							
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	72	216																							
8	0446	BOX FNC 6'	0	0	0	0	62.00	LF	20.00	20.00	100	2009	2009	3	31	384																							
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2009	2009	3	91	46																							
10	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2009	2009	3	72	864																							
LAND DESCRIPTION										TOTAL OB/XF										71,779																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	RSF-2	0.00	0.00	3.03	AC		1.00	1.00	1.00	90,000.00	90,000.00	272,700																						

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