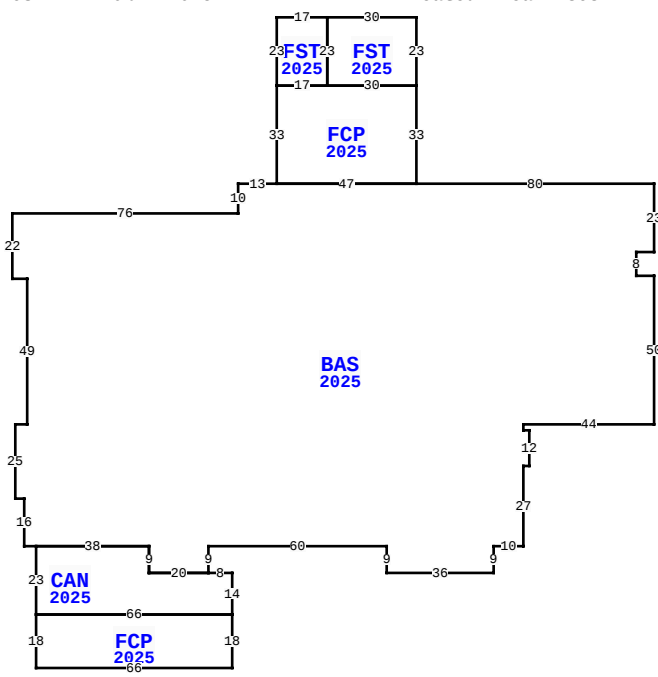


BAPTIST HEALTH PROPERTIES INC
1660 PRUDENTIAL DRIVE, STE 101
JACKSONVILLE, FL 32207

44-2N-27-0000-0001-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 1 of 3																			
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 50								7301	04	25,676	104.2388	341.12	8,758,597	2024	2024		0	0	0	1.00	99.00																
Exterior Wall	21	STONE 50								1 HOSPITAL 0% - 2025										Heated Area: 23934										HX Base Yr									
RooF Structur	10	STEEL FRME 100																																					
RooF Cover	04	BUILT-UP 100																																					
Interior Wall	05	DRYWALL 80																																					
Interior Wall	08	DECORATIVE 20																																					
Interior Floo	07	CORK/VTILE 100																																					
Air Condition	06	ENG CENTRL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	71	100																																					
Frame	05	STEEL 100																																					
Story Height		14 100																																					
RMS		65 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		7300	PRIVATE HOSPITALS																																				
MAP NUM			MKT AREA																		04																		
NEIGHBORHOOD/LOC		4001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	23,934	100	2025	23,934	8,082,722																																		
CAN	1,266	30	2025	380	128,330																																		
FCP	1,188	30	2025	356	120,225																																		
FCP	1,551	30	2025	465	157,035																																		
FST	391	50	2025	196	66,191																																		
FST	690	50	2025	345	116,509																																		
TOTALS		29,020			25,676	8,671,011																																	
EXTRA FEATURES										462600 SR 200, YULEE																													
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	55,975.00	SF	2.00	2.00	100	2025	2024		90	100,755																								
2	0803	ASPHALT C	0	0	0	24,000.00	SF	2.00	2.00	100	2025	2024		90	43,200																								
3	0400	CONC CURB	0	0	0	2,270.00	LF	15.00	15.00	100	2025	2024		100	34,050																								
4	0400	CONC CURB	0	0	0	825.00	LF	15.00	15.00	100	2025	2024		100	12,375																								
5	0812	CONCRETE C	0	0	810	4,860.00	SF	4.00	4.00	100	2025	2024		100	19,440																								
6	0812	CONCRETE C	0	0	0	3,060.00	SF	4.00	4.00	100	2025	2024		100	12,240																								
7	0812	CONCRETE C	0	0	0	2,000.00	SF	4.00	4.00	100	2025	2024		100	8,000																								
8	0812	CONCRETE C	0	0	0	1,480.00	SF	4.00	4.00	100	2025	2024		100	5,920																								
9	0972	ST LGHT UN	0	0	0	8.00	UT	2,530.00	2,530.00	100	2025	2024		99	20,038																								
10	4950	BOLLARD	0	0	0	20.00	UT	100.00	100.00	100	2025	2024		100	2,000																								
LAND DESCRIPTION										TOTAL OB/XF										258,018																			
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															
1	007300	C	HOSP PVT	0	0004	CN	0.00	0.00	520,540.00	SF		1.00	1.00	0.55	19.00	10.45	5,439,643																						
2	009630	C	SWAMP	0		CN	0.00	0.00	8.50	AC		1.00	1.00	1.00	500.00	500.00	4,250																						
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REVIEW DATE	10/15/2024	BY	KW	Total Acres:	20.45	Total Land Value:	5,443,893	Market:	0	Agricultural:	0	Common:	5,443,893	PRINTED 07/09/2026 BY SYS
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