



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 80
Exterior Wall	28 GLASS THRM 20
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	13 LVT/LAMNT 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	148 100
Frame	05 STEEL 100
Story Height	14 100
RMS	172 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06	Quality Level 06	
DOR CODE	8500	HOSPITALS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

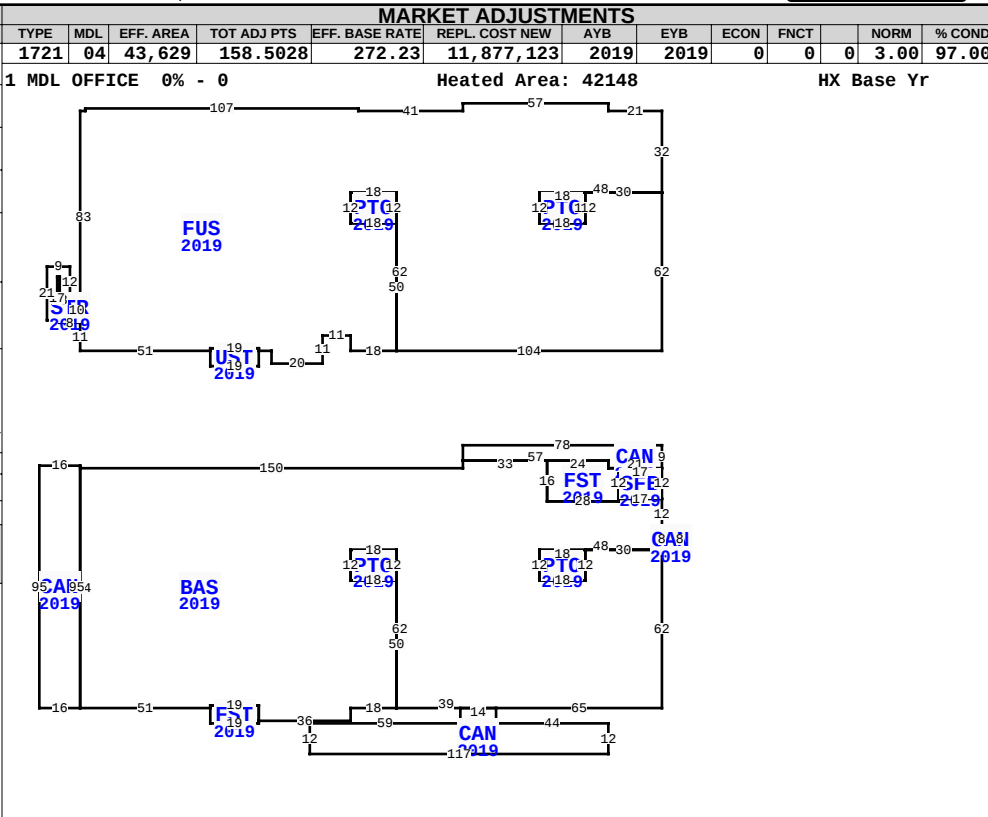
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,692	100	2019	20,692	463,994
CAN	56	30	2019	17	4,489
CAN	531	30	2019	159	41,986
CAN	1,488	30	2019	446	117,773
CAN	1,520	30	2019	456	120,413
FST	133	50	2019	66	17,428
FST	436	50	2019	218	57,566
FUS	21,293	100	2019	21,293	622,695
PTO	216	5	2019	11	2,905
PTO	216	5	2019	11	2,905
TOTALS	47,566			43,624	1,520,809

EXTRA FEATURES	
L N	OB/XF CODE

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	102,139.00	SF	2.00	2.00	100	2019	2019	3	80	163,422	
2	0812	CONCRETE C	0	0	0	0	5,475.00	SF	4.00	4.00	100	2019	2019	3	97	21,243	
3	0400	CONC CURB	0	0	0	0	3,964.00	LF	15.00	15.00	100	2019	2019	3	98	58,271	
4	0402	CONC BUMPE	0	0	0	0	84.00	UT	25.00	25.00	100	2019	2019	3	98	2,058	
5	0972	ST LGHT UN	0	0	0	0	47.00	UT	1,897.50	1,897.50	100	2019	2019	3	92	82,048	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2019	2019	3	92	1,104	
7	0810	CONCRETE A	0	0	19	12	228.00	SF	6.50	6.50	100	2019	2019	3	97	1,438	
8	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2019	2019	3	100	500	
9	0446	BOX FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	2019	2019	3	78	749	
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2019	2019	3	100	400	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	008500	C	HOSPITAL	0	

REVIEW DATE	01/01/2023	BY	CD
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** This building has 15 Sub-Areas	
BLD DATE	12/29/2026
XF DATE	04/02/2020
INC DATE	
KWX	KK
LGL DATE	
LAND DATE	04/20/2026
AG DATE	
DC	

TOTAL OB/XF	
331,233	

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331,233	

Total Acres:	0.00
Total Land Value:	5,091,635
Market:	0
Agricultural:	0
Common:	5,091,635

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
STANDARD	
VALUATION BY	
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,520,809
TOTAL MARKET OB/XF VALUE	584,593
TOTAL LAND VALUE - MARKET	5,091,635
TOTAL MARKET VALUE	17,197,037
SOH/AGL Deduction	4,445,395
ASSESSED VALUE	12,751,642
TOTAL EXEMPTION VALUE	20
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	17,197,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,175,199

UF HEALTH WILDLIGHT MEDICAL OFFICE BUILDING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006882	INTERIOR UPFIT (R	303,021	06/24/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2166/0169	12/21/2017	SW	Q	V	02
SALE PRICE					
3,650,000					

GRANTOR: WILDLIGHT LLC					
GRANTEE: UNIVERSITY OF FLORI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
PTO=[YR=2019] S12 W18 N12 E18\$ BAS=[YR=2019] E30 S62 W65					
CAN=[YR=2019] S6 E44 S12 W17 N12 E59 N6 E14 \$ W39 N62 W18					
S12 E18 PTO=[YR=2019] W18 N12 E18 S12\$ S50 W18 S5 W36					
FST=[YR=2019] S1 W19 N7 E19 S6\$ N6 W19 S1 W51 CAN=[YR=2019]					
W16 N95 E16 S95\$ N94 E150 N3 CAN=[YR=2019] N6 E78 S9					
SFB=[YR=2019] S12 W18 N12 E18\$FUS=[YR=2019] E30 S62 W104					
S12\$ N12 E17\$ W21 N3 W57\$ E33 S16 E28 N1 E17 S12					
CAN=[YR=2019] E7 S8 W7 N8\$ S8 W48 S12 E18 N12\$ PTR= N140					
PTO=[YR=2019] S12 W18 N12 E18\$FUS=[YR=2019] E30 S62 W104					
N62 W18 S12 E18 PTO=[YR=2019] W18 N12 E18 S12\$ S50 W18 N6					
W11 S11 W20 N5W5 UST=[YR=2019] S6 W19 N7 E19 S1\$ N1 W19 S1					
W51 N11 STR=[YR=2019] W8 N18 W1 S17 W4 N21 E9 S12 E4 S10\$					

[illegible]

[illegible]