TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		36 100
Quality	06	Quality Level 06

DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,739	100	11,739	3,180,184
CAN	5,457	30	1,637	443,476
FSP	2,937	55	1,615	437,515
FST	75	55	41	11,107
FUS	23,478	100	23,478	6,360,368
SFB	55	80	44	11,920
TOTALS	43,741		38,554	10,444,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	38,554	169.5750	302.69	11,669,910	2020	2020	0	0	10	0.50	89.50

1 APART/LUX – 0% - 2022 Heated Area: 35261 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006378	SWIM POOL	235,750	09/30/2019
19007195	BLD OUT-OFFI/CLUB	390,195	09/10/2019
19007196	BLD OUT-BLDG 300	1,000,000	09/10/2019
18008518	NEW CONSTR-TRASH	54,778	02/15/2019
18008548	NEW CONSTR-MAIL K	26,051	02/15/2019
18008551	NEW CONSTR-MAINTB	4,971,744	02/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 11739$ FUS=[YR=2020] 23478 $ FSP=[YR=2020] 2937$ CAN=[YR=2020] 5457 $ FST=[YR=2020] 75$ SFB=[YR=2020] 55$.

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
1	0803	ASPHALT C	0	0	0	0	172,483.00	SF	2.00	2.00	100	2020	2020	3	88	303,570	
2	0400	CONC CURB	0	0	0	0	8,700.00	LF	15.00	15.00	100	2020	2020	3	99	129,195	
3	0402	CONC BUMPE	0	0	0	0	34.00	UT	25.00	25.00	100	2020	2020	3	99	842	
4	0812	CONCRETE C	0	0	0	0	31,385.00	SF	4.00	4.00	100	2020	2020	3	99	124,285	
5	0972	ST LGHT UN	0	0	0	0	63.00	UT	1,897.50	1,897.50	100	2020	2020	3	98	117,152	
6	0422	CL FNC 4'	0	0	0	0	371.00	LF	15.00	15.00	100	2020	2020	3	98	5,454	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
8	0400	CONC CURB	0	0	0	0	19.00	LF	15.00	15.00	100	2020	2020	3	99	282	
9	0812	CONCRETE C	0	0	0	0	2,849.00	SF	4.00	4.00	100	2020	2020	3	99	11,282	
10	0810	CONCRETE A	0	0	22	9	198.00	SF	6.50	6.50	100	2020	2020	3	99	1,274	

TOTAL OB/XF 693,924

LAND DESCRIPTION

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
1	000300	C	MULTI-FAM	0		PD-ENC	0.00	0.00	279.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	4,185,000							

REVIEW DATE 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		27 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,263	100	8,263	2,174,539
CAN	4,086	30	1,226	322,641
FSP	2,307	55	1,269	333,958
FST	75	55	41	10,790
FUS	16,526	100	16,526	4,349,078
SFB	55	80	44	11,580
TOTALS	31,312		27,369	7,202,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	27,369	164.7300	294.04	8,047,581	2020	2020	0	0	10	0.50	89.50

2 APART/LUX – 0% - 2022 Heated Area: 24833 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008580	NEW CONSTR -BLDG	4,971,744	02/15/2019
18008593	NEW CONSTR -BLDG	3,440,377	02/15/2019
18008597	NEW CONSTR -BLDG	4,008,479	02/15/2019
18008677	NEW CONSTR -BLDG	3,951,386	02/15/2019
18008840	NEW CONSTR -BLDG	4,212,017	02/15/2019
18008844	NEW CONSTR -BLDG	4,212,017	02/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 8263$ FUS=[YR=2020] 16526$ FSP=[YR=2020] 2307$ CAN=[YR=2020] 4086$ FST2020 = 75$ SFB=[YR=2020] 55$.

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
11	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2020	2020	3	93	744	
12	0812	CONCRETE C	0	0	0	0	1,035.00	SF	4.00	4.00	100	2020	2020	3	99	4,099	
13	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
14	1126	CB/STC 8"	0	0	0	0	1,467.00	SF	8.00	8.00	100	2020	2020	3	99	11,619	
15	0463	FENCE GATE	0	0	0	0	3.00	UT	600.00	600.00	100	2020	2020	3	98	1,764	
16	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2020	2020	3	98	2,205	
17	1076	TRELLIS A	0	0	39	29	1,131.00	SF	7.50	7.50	100	2020	2020	3	95	8,058	
18	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2020	2020	3	99	161	
19	0819	CONC 12"	0	0	33	5	165.00	SF	9.50	9.50	100	2020	2020	3	99	1,552	
20	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	100	2020	2020	3	99	129	

TOTAL OB/XF 30,731

LAND DESCRIPTION

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Units		24 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,679	100	4,679	1,267,577
CAN	4,586	30	1,376	372,768
FSP	1,946	55	1,070	289,871
FST	25	55	14	3,793
FUS	19,452	100	19,452	5,269,694
GOF	5,574	110	6,131	1,660,934
SFB	105	80	84	22,756
TOTALS	36,367		32,806	8,887,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,806	169.5750	302.69	9,930,048	2020	2020	0	0	10	0.50	89.50

3 APART/LUX – 0% - 2022 Heated Area: 29789 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008853	NEW CONSTR -BLDG	3,440,377	02/15/2019
18008854	NEW CONSTR -BLDG	4,212,017	02/15/2019
18008855	NEW CONSTR -BLDG	4,971,744	02/15/2019
19000354	OTHER - SITE	2,311,799	01/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 4679$ FUS=[YR=2020] 19452$ GOF=[YR=2020] 5574$ FSP=[YR=2020] 1946$ CAN=[YR=2020] 4586$ FST=[YR=2020] 25$ SFB=[YR=2020] 105$.

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
21	0462	ST/AL FNC	0	0	41	3	123.00	SF	10.00	10.00	100	2020	2020	3	95	1,169	
22	0422	CL FNC 4'	0	0	0	0	742.00	LF	15.00	15.00	100	2020	2020	3	98	10,907	
23	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
24	0855	CONC PAVER	0	0	52	2	104.00	SF	10.00	10.00	100	2020	2020	3	99	1,030	
25	0422	CL FNC 4'	0	0	0	0	95.00	LF	15.00	15.00	100	2020	2020	3	98	1,397	
26	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
27	0462	ST/AL FNC	0	0	0	0	1,763.00	SF	10.00	10.00	100	2020	2020	3	95	16,749	
28	0861	POOL GUNIT	0	0	0	0	2,307.00	SF	85.00	85.00	100	2020	2020	3	95	186,290	
29	0855	CONC PAVER	0	0	0	0	7,580.00	SF	10.00	10.00	100	2020	2020	3	99	75,042	
30	0648	LIGHTS-AV	0	0	0	0	11.00	UT	140.00	140.00	100	2020	2020	3	93	1,432	

TOTAL OB/XF 294,898

LAND DESCRIPTION

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		30 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,726	100	9,726	2,634,847
CAN	4,233	30	1,270	344,052
FSP	2,415	55	1,328	359,765
FST	75	55	41	11,107
FUS	19,452	100	19,452	5,269,694
SFB	55	80	44	11,920
TOTALS	35,956		31,861	8,631,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	31,861	169.5750	302.69	9,644,006	2020	2020	0	0	10	0.50	89.50

4 APART/LUX – 0% - 2022 Heated Area: 29222 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021 KK	LGL DATE	
XF DATE	03/12/2021 KK	LAND DATE	03/12/2021 KK
INC DATE		AG DATE	

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
31	1123	CB 8"	0	0	0	0	375.00	SF	6.15	6.15	100	2020	2020	3	99	2,283	
32	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
33	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
34	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	
35	1123	CB 8"	0	0	0	0	504.00	SF	6.15	6.15	100	2020	2020	3	99	3,069	
36	1123	CB 8"	0	0	0	0	124.00	SF	6.15	6.15	100	2020	2020	3	99	755	
37	0966	FIRE SPRNK	0	0	0	0	35,217.00	SF	3.00	3.00	100	2020	2020	3	99	104,594	
38	0966	FIRE SPRNK	0	0	0	0	24,789.00	SF	3.00	3.00	100	2020	2020	3	99	73,623	
39	0966	FIRE SPRNK	0	0	0	0	29,705.00	SF	3.00	3.00	100	2020	2020	3	99	88,224	
40	0966	FIRE SPRNK	0	0	0	0	29,178.00	SF	3.00	3.00	100	2020	2020	3	99	86,659	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 9726$ FUS=[YR=2020] 19452$ FSP=[YR=2020] 2415$ CAN=[YR=2020] 4233$ FST=[YR=2020] 75$ SFB=[YR=2020] 55$.

LAND DESCRIPTION

TOTAL OB/XF 367,817

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		33 100
Quality	05	Quality Level 05

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,855	100	9,855	1,830,726
CAN	4,608	30	1,382	256,729
FSP	2,685	55	1,477	274,377
FST	75	55	41	7,616
FUS	19,710	100	19,710	3,661,452
SFB	55	80	44	8,174
TOTALS	36,988		32,509	6,039,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,509	116.2800	207.56	6,747,568	2020	2020	0	0	10	0.50	89.50

5 APART/LUX – 0% - 2022 Heated Area: 29609 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021 KK	LGL DATE	
XF DATE	03/12/2021 KK	LAND DATE	03/12/2021 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 9855$ FUS=[YR=2020] 19710$ FSP=[YR=2020] 2685$ CAN=[YR=2020] 4608$ FST2020 = 75$ SFB=[YR=2020] 55$.

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
41	0966	FIRE SPRNK	0	0	0	0	29,565.00	SF	3.00	3.00	100	2020	2020	3	99	87,808	
42	0966	FIRE SPRNK	0	0	0	0	29,565.00	SF	3.00	3.00	100	2020	2020	3	99	87,808	
43	0966	FIRE SPRNK	0	0	0	0	24,789.00	SF	3.00	3.00	100	2020	2020	3	99	73,623	
44	0966	FIRE SPRNK	0	0	0	0	29,565.00	SF	3.00	3.00	100	2020	2020	3	99	87,808	
45	0966	FIRE SPRNK	0	0	0	0	35,217.00	SF	3.00	3.00	100	2020	2020	3	99	104,594	
46	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	2020	2020	3	99	665	
47	0819	CONC 12"	0	0	7	7	49.00	SF	9.50	9.50	100	2020	2020	3	99	461	

LAND DESCRIPTION

TOTAL OB/XF 442,767

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		33 100
Quality	05	Quality Level 05

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,855	100	9,855	1,830,726
CAN	4,608	30	1,382	256,729
FSP	2,685	55	1,477	274,377
FST	75	55	41	7,616
FUS	19,710	100	19,710	3,661,452
SFB	55	80	44	8,174
TOTALS	36,988		32,509	6,039,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,509	116.2800	207.56	6,747,568	2020	2020	0	0	10	0.50	89.50

6 APART/LUX – 0% - 2022 Heated Area: 29609 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 9855$ FUS=[YR=2020] 19710$ FSP=[YR=2020] 2685$ CAN=[YR=2020] 4608$ FST2020 = 75$ SFB=[YR=2020] 55$.

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		27 100
Quality	05	Quality Level 05

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,263	100	8,263	1,534,986
CAN	4,086	30	1,226	227,750
FSP	2,307	55	1,269	235,738
FST	75	55	41	7,616
FUS	16,526	100	16,526	3,069,973
SFB	55	80	44	8,174
TOTALS	31,312		27,369	5,084,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	27,369	116.2800	207.56	5,680,710	2020	2020	0	0	10	0.50	89.50

7 APART/LUX – 0% - 2022 Heated Area: 24833 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 8263$ FUS=[YR=2020] 16526$ FSP=[YR=2020]
2307$ CAN=[YR=2020] 4086$ FST2020 = 75$ SFB=[YR=2020] 55$.

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		33 100
Quality	05	Quality Level 05

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,855	100	9,855	1,830,726
CAN	4,608	30	1,382	256,729
FSP	2,685	55	1,477	274,377
FST	75	55	41	7,616
FUS	19,710	100	19,710	3,661,452
SFB	55	80	44	8,174
TOTALS	36,988		32,509	6,039,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	32,509	116.2800	207.56	6,747,568	2020	2020	0	0	10	0.50	89.50

8 APART/LUX – 0% - 2022 Heated Area: 29609 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 9855$ FUS=[YR=2020] 19710$ FSP=[YR=2020] 2685$ CAN=[YR=2020] 4608$ FST2020 = 75$ SFB=[YR=2020] 55$.

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Units		36 100
Quality	05	Quality Level 05

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,739	100	11,739	2,244,799
CAN	5,457	30	1,637	313,036
FSP	2,937	55	1,615	308,830
FST	75	55	41	7,840
FUS	23,478	100	23,478	4,489,597
SFB	55	80	44	8,414
TOTALS	43,741		38,554	7,372,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0302	03	38,554	119.7000	213.66	8,237,448	2020	2020	0	0	10	0.50	89.50

9 APART/LUX – 0% - 2022 Heated Area: 35261 HX Base Yr

115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] 11739$ FUS=[YR=2020] 23478 $ FSP=[YR=2020]
2937$ CAN=[YR=2020] 5457 $ FST=[YR=2020] 75$ SFB2020 = 55$.

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 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Units		0 100
Quality	05	Quality Level 05

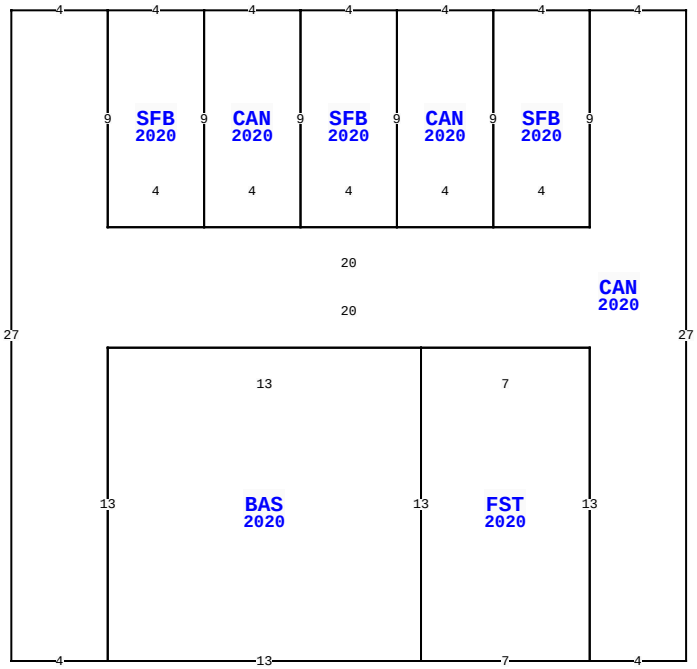
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	169	100	169	5,364
CAN	36	30	11	349
CAN	36	30	11	349
CAN	316	30	95	3,015
FST	91	55	50	1,587
SFB	36	80	29	920
SFB	36	80	29	920
SFB	36	80	29	920
TOTALS	756		423	13,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0304	03	423	105.8400	35.46	15,000	2020	2020	0	0	10	0.50	89.50

10 APART/GAR – 0% - 2022 Heated Area: 256 HX Base Yr



115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 10 of 11 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2020] W4 SFB=[YR=2020] W4 CAN=[YR=2020] W4 SFB=[YR=2020] W4 CAN=[YR=2020] W4 SFB=[YR=2020] W4 S9 E4 N9$ S9 E4 N9$ S9 E4 N9$ S9 E4 N9$ S9 E4 N9$ S9 W20 N9 W4 S27 E4 BAS=[YR=2020] E13 FST=[YR=2020] E7 N13 W7 S13$ N13 W13 S13$ N13 E20 S13 E4 N27$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2023

44-2N-27-1000-00TA-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Units		0 100
Quality	05	Quality Level 05

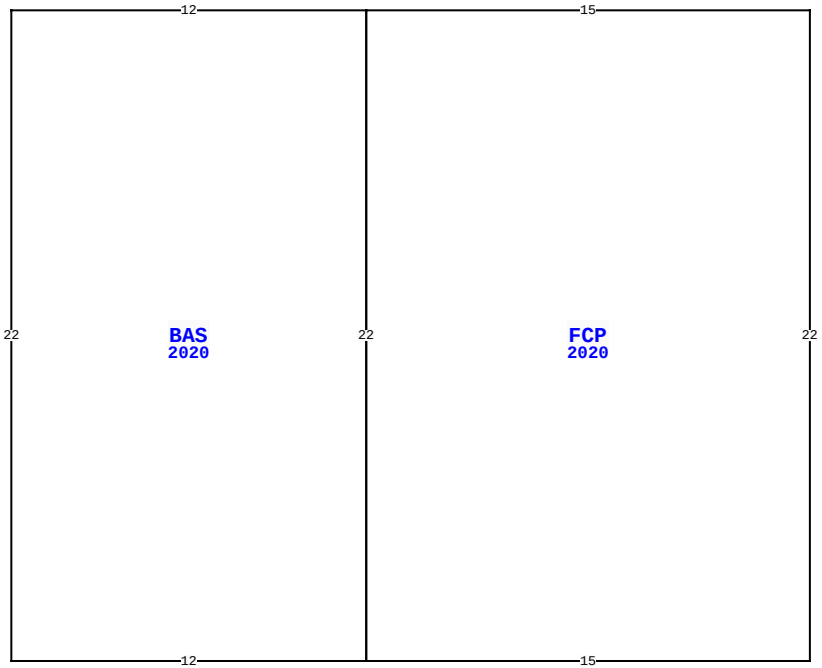
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	7,979
FCP	330	25	82	2,478
TOTALS	594		346	10,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0304	03	346	100.8000	33.77	11,684	2020	2020	0	0	10	0.50	89.50

11 APART/GAR – 0% - 2022 Heated Area: 264 HX Base Yr



115 DAYDREAM AV, YULEE

BLD DATE	03/12/2021	KK	LGL DATE	
XF DATE	03/12/2021	KK	LAND DATE	03/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	61,177,738
SOH/AGL Deduction	8,846,099
ASSESSED VALUE	52,331,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,331,639
TOTAL JUST VALUE	61,177,738
NCON VALUE	0
INCOME VALUE	61,177,738
PREVIOUS YEAR MKT VALUE	47,574,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1334	1/27/2021	SW	Q	I	01	55,800,000
GRANTOR: VCP WILDLIGHT II LLC						
GRANTEE: RAS WILDLIGHT OWNER						
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W15 BAS=[YR=2020] W12 S22 E12 N22$ S22 E15 N22$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS