

TRACT C
 ESMT PT OR 2176/356
 ESMT PT OR 2182/1248

WILDLIGHT LLC
 C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY
 YULEE, FL 32097

2023

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																														
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,715,175 TOTAL MARKET VALUE 1,715,175 SOH/AGL Deduction 809,262 ASSESSED VALUE 905,913 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 905,913 TOTAL JUST VALUE 1,715,175 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,715,175																																																
										PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
										SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2203/1180</td> <td>6/13/2018</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: RAYDIENT LLC D/B/A RA</td> </tr> <tr> <td colspan="7">GRANTEE: WILDLIGHT LLC ET AL</td> </tr> <tr> <td>2203/1171</td> <td>6/13/2018</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: RAYONIER ATLANTIC TIM</td> </tr> <tr> <td colspan="7">GRANTEE: WILDLIGHT LLC ET AL</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2203/1180	6/13/2018	QC	U	V	11	100	GRANTOR: RAYDIENT LLC D/B/A RA							GRANTEE: WILDLIGHT LLC ET AL							2203/1171	6/13/2018	QC	U	V	11	100	GRANTOR: RAYONIER ATLANTIC TIM							GRANTEE: WILDLIGHT LLC ET AL						
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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																																																				
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1	001000	C	COMMERCIAL	0			0.00	0.00	196,020.00	SF		1.00	1.00	1.00	8.75	8.75	1,715,175																																																			
REVIEW DATE 06/22/2017 BY JG Total Acres: 0.00 Total Land Value: 1,715,175 Market: 0 Agricultural: 0 Common: 1,715,175 PRINTED 08/02/2023 BY SYS																																																																				