TRACT D
(EX OR 2183/919 & OR 2245/470)
ESMT PT OR 2176/356

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

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

10 WILDLIGHT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61
TOTAL MARKET VALUE	61
SOH/AGL Deduction	0
ASSESSED VALUE	61
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61
TOTAL JUST VALUE	61
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	009400	C	RIGHTOFWAY	0			0.00	0.00	0.61	AC		1.00	1.00	1.00	100.00	100.00	61							

REVIEW DATE 06/22/2017 BY JG Total Acres: 0.61 Total Land Value: 61 Market: 0 Agricultural: 0 Common: 61 PRINTED 08/02/2023 BY SYS