

PT TRACT D
IN OR 2519/82
EAST NASSAU-WILDLIGHT PHASE 1A

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVENUE STE 2
JACKSONVILLE, FL 32217

2023

44-2N-27-1000-00TD-0010

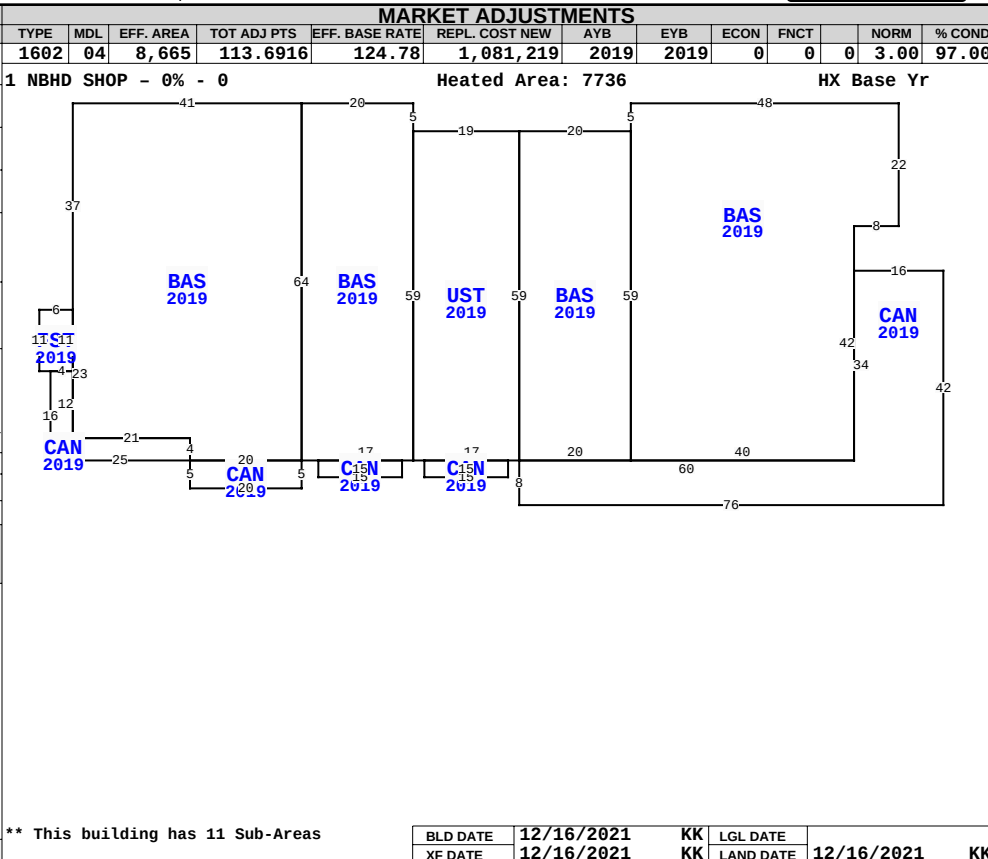


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 80
Roof Cover	13 STAND SEAM 20
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	03 CONC FINSH 60
Interior Floo	07 CORK/VTILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	28 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	12 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	142,823
BAS	1,280	100	1,280	154,926
BAS	2,540	100	2,540	307,433
BAS	2,736	100	2,736	331,156
CAN	45	30	14	1,695
CAN	45	30	14	1,695
CAN	100	30	30	3,631
CAN	148	30	44	5,325
CAN	1,152	30	346	41,879
FST	66	50	33	3,994
TOTALS	10,413		8,665	1,048,782

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0400 CONC CURB
3	0855 CONC PAVER
4	0810 CONCRETE A
5	0097 AWNING CN
6	0972 ST LGHT UN
7	0812 CONCRETE C
8	1126 CB/STC 8"
9	0446 BOX FNC 6'
10	0463 FENCE GATE

LAND DESCRIPTION	
L N	USE CODE
1	001600 C



** This building has 11 Sub-Areas									
20 HOME GROWN WAY, YULEE									
BLD DATE	12/16/2021	KK	LGL DATE						
XF DATE	12/16/2021	KK	LAND DATE	12/16/2021	KK				
INC DATE			AG DATE						

TOTAL OB/XF		102,229	
L N	USE CODE	CLS	SH CTR COM
1	001600	C	SH CTR COM

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			1,048,782
TOTAL MARKET OB/XF VALUE			178,561
TOTAL LAND VALUE - MARKET			449,750
TOTAL MARKET VALUE			1,677,093
SOH/AGL Deduction			256,901
ASSESSED VALUE			1,420,192
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,420,192
TOTAL JUST VALUE			1,677,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,291,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018563	INTR BUILD OUT C	206,364	12/19/2022
19007261	AT&T - SUITE A	146,216	09/20/2019
19003891	AMELIA DANCE - ST	98,041	06/03/2019
19001937	TASTY'S - SUITE E	488,066	03/28/2019
19001696	COLDSTONE - SUITE	200,298	03/27/2019
18009728	XFOB	7,170	01/30/2019

SALES DATA	
OFF RECORD Number	DATE
2203/1180	6/13/2018
GRANTOR: RAYDIENT LLC D/B/A RA	
GRANTEE: WILDLIGHT LLC ET AL	
2203/1171	6/13/2018
GRANTOR: RAYONIER ATLANTIC TIM	
GRANTEE: WILDLIGHT LLC ET AL	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W48 S5 BAS=[YR=2019] W20 UST=[YR=2019] W19 BAS=[YR=2019] N5 W20 BAS=[YR=2019] W41 S37 FST=[YR=2019] W6 S11 E2 CAN=[YR=2019] S16 E25 N4 W21 N12 W4\$ E4 N11\$ S23 E21 S4 CAN=[YR=2019] S5 E20 N5 W20\$ E20 N64\$ S64 E3 CAN=[YR=2019] S3 E15 N3 W15\$ E17 N59\$ S59 E2 CAN=[YR=2019] S3 E15 N3 W15\$ E17 N59\$ S59 CAN=[YR=2019] S8 E76 N42 W16 S34 W60\$ E20 N59\$ S59 E40 N42 E8 N22\$.	

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