

PT TRACT D IN OR 2519/86
EAST-NASSAU WILDLIGHT PH 1A
ESMT IN OR 2353-1694,2365-597,

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

2023

44-2N-27-1000-00TD-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		17 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	1600	COMMUNITY 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	2,069	100	2,069	177,194
BAS	3,648	100	3,648	312,423
BAS	1,681	100	1,681	143,965
BAS	2,340	100	2,340	200,403
CAN	56	30	17	1,456
CAN	131	30	39	3,340
CAN	156	30	47	4,025
CAN	253	30	76	6,509
CAN	384	30	115	9,849
CAN	735	30	220	18,841
TOTALS	13,358		11,018	943,606

** This building has 12 Sub-Areas

40 HOMEGROWN WAY, YULEE

BLD DATE	12/16/2021	KK	LGL DATE	
XF DATE	12/16/2021	KK	LAND DATE	12/16/2021
INC DATE			AG DATE	

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	22,245.00	SF	2.00	2.00	100	2020	2020	3	88	39,151	
2	0812	CONCRETE C	0	0	0	0	5,011.00	SF	4.00	4.00	100	2020	2020	3	99	19,844	
3	0400	CONC CURB	0	0	0	0	689.00	LF	15.00	15.00	100	2020	2020	3	99	10,232	
4	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2020	2020	3	99	198	
5	1126	CB/STC 8"	0	0	0	0	634.00	SF	8.00	8.00	100	2020	2020	3	99	5,021	
6	0097	AWNING CN	0	0	0	0	31.00	SF	65.00	65.00	100	2020	2020	3	95	1,914	
7	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	100	2020	2020	3	99	2,085	
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2020	2020	3	98	17,356	
10	1126	CB/STC 8"	0	0	0	0	352.00	SF	8.00	8.00	100	2020	2020	3	99	2,788	
11	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2020	2020	3	100	600	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	001610	C	SH CTR NHD	0		PD-ENC	0.00	0.00	44,870.00	SF		1.00	1.00	1.00	8.75	8.75	392,612		

REVIEW DATE 12/16/2021 BY KK Total Acres: 0.00 Total Land Value: 392,612 Market: 0 Agricultural: 0 Common: 392,612 PRINTED 08/02/2023 BY SYS

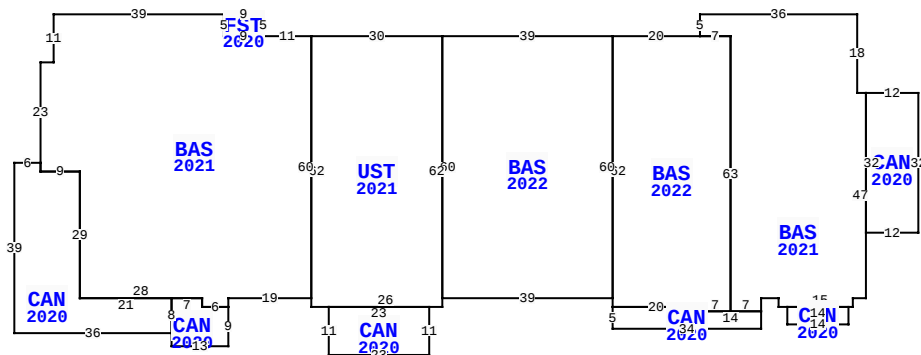
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	11,018	79.6270	87.39	962,863	2020	2020	0	0	2.00	98.00

1 NBHD SHOP - 0% - 0

Heated Area: 9738

HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		943,606
TOTAL MARKET OB/XF VALUE		165,831
TOTAL LAND VALUE - MARKET		392,612
TOTAL MARKET VALUE		1,502,049
SOH/AGL Deduction		0
ASSESSED VALUE		1,502,049
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,502,049
TOTAL JUST VALUE		1,502,049
NCON VALUE		521,394
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,213,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003381	ICON ELECTRIC VEH	314,107	03/14/2023
21015681	NEW CONSTR-SUITE	279,647	11/12/2021
20009406	NEW CONSTR-SUITE	119,250	12/29/2020
20007506	NEW CONSTR-SUITE	257,006	12/17/2020
20003936	CHARGING STATIONS	10,000	11/23/2020
20008172	NEW CONSTR-SUITE	226,028	09/04/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2245/0470	12/20/2018	SW	Q	V	05

GRANTOR: WILDLIGHT LLC
GRANTEE: WTC NORTH SBRC LLC

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2020] W12 BAS=[YR=2021] W2 N18 W36 S5 BAS=[YR=2022] W20 BAS=[YR=2022] W39 UST=[YR=2021] W30 BAS=[YR=2021] W11 FST=[YR=2020] N5 W9 S5 E9\$ W9 N5 W39 S11 W3 S23 CAN=[YR=2020] W6 S39 E36 CAN=[YR=2020] S3 E13 N9 W6 N2 W7 S8\$ N8 W21 N29 W9 N2\$ S2 E9 S29 E28 S2 E6 N2 E19 N60\$ S62 E4 CAN=[YR=2020] S11 E23 N11 W23\$ E26 N62\$ S60 E39 N60\$ S62 CAN=[YR=2020] S5 E34 N4 W14 N1 W20\$ E20 S1 E7 N63 W7\$ E7 S63 E7 N3 E4 S2 E2 CAN=[YR=2020] S4 E14 N4 W14\$ E15 N2 E3 N47\$ S32 E12 N32\$.

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