

PARCEL "1"  
 POND TRACT 1  
 EAST NASSAU-WILDLIGHT PHASE 1C

EAST NASSAU STEWARDSHIP DIST  
 C/O WRATHELL HUNT & ASSOC LLC, 2300 GLADES RD STE 410W  
 BOCA RATON, FL 33431

2023

44-2N-27-1002-00P1-0010

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 STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2359/1071 5/07/2020 SW U V 11 100 GRANTOR: WILDLIGHT LLC GRANTEE: EAST NASSAU STEWARD 2359/1064 5/07/2020 QC U V 11 100 GRANTOR: RAYDIENT LLC GRANTEE: WILDLIGHT LLC											
DOR CODE 0005 COMMON S/D LANDS										MAP NUM 04										NEIGHBORHOOD/LOC 4086.0100											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
TOTALS										BREEZEWAY ST, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
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							
1	009602	C	RETENTION PO	0		PD-ENC	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														