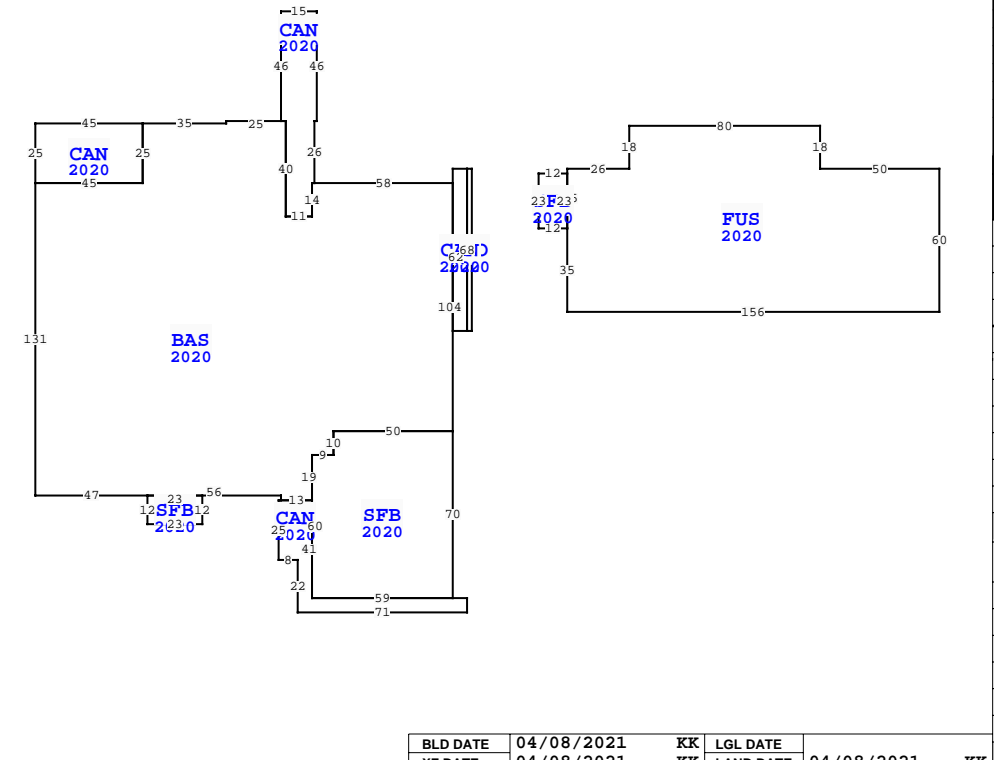




ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 60
Interior Floor	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		73 100
Frame	05	STEEL 100
Story Height		15 100
RMS		43 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	38,369	147.7178	209.76	8,048,281	2020	2020	0	0	0	1.00	99.00	
1 OFFICE 1&2 - 0% - 0 Heated Area: 37293 HX Base Yr													



Quality	06	Quality Level 06		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4086.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	22,819	100	22,819	4,738,648
CAN	408	30	122	25,335
CAN	872	30	262	54,407
CAN	1,125	30	338	70,190
CAN	1,156	30	347	72,059
FUS	10,800	100	10,800	2,242,754
PTO	136	5	7	1,453
SFB	276	80	221	45,893
SFB	276	80	221	45,893
SFB	4,040	80	3,232	671,165
TOTALS	41,908		38,369	7,967,798

EXTRA FEATURES																
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	81,642.00	SF	2.00	2.00	100	2020	2020	3	88	143,690	
2	0812	CONCRETE C	0	0	0	6,329.00	SF	4.00	4.00	100	2020	2020	3	99	25,063	
3	0402	CONC BUMPE	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	99	248	
4	0855	CONC PAVER	0	0	0	460.00	SF	10.00	10.00	100	2020	2020	3	99	4,554	
5	4950	BOLLARD	0	0	0	13.00	UT	100.00	100.00	100	2020	2020	3	100	1,300	
6	0400	CONC CURB	0	0	0	2,185.00	LF	15.00	15.00	100	2020	2020	3	99	32,447	
7	0972	ST LGHT UN	0	0	0	28.00	UT	1,897.50	1,897.50	100	2020	2020	3	98	52,067	
8	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	2020	2020	3	99	2,896	
9	0811	CONCRETE B	0	0	0	837.00	SF	5.20	5.20	100	2020	2020	3	99	4,309	
10	0446	BOX FNC 6'	0	0	0	52.00	LF	20.00	20.00	100	2020	2020	3	93	967	

BLD DATE		04/08/2021	KK	LGL DATE	
XF DATE		04/08/2021	KK	LAND DATE	04/08/2021
INC DATE				AG DATE	
251 BREEZEWAY ST, YULEE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			7,967,798
TOTAL MARKET OB/XF VALUE			524,128
TOTAL LAND VALUE - MARKET			221,600
TOTAL MARKET VALUE			8,713,526
SOH/AGL Deduction			2,408,141
ASSESSED VALUE			6,305,385
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			6,305,385
TOTAL JUST VALUE			8,713,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,741,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001816	NEW CONST-SITE WO	1,253,136	04/07/2020
19004608	NEW CONST-REHAB&Y	6,297,909	08/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1813	7/02/2019	SW Q	Q	V	01	277,000

BUILDING NOTES													
GRANTOR: WILDLIGHT LLC													
GRANTEE: SHANDS JACKSONVILLE													

BUILDING DIMENSIONS													
PTO=[YR=2020] W2 CAN=[YR=2020] W6 S6 BAS=[YR=2020] W58													
CAN=[YR=2020] N26 E1 N46 W15 S46 E2 S40 E11 N14 E1\$ W1 S14													
W11 N40 W25 S1 W35 CAN=[YR=2020] W45 S25 E45 N25\$ S25 W45													
S131 E47 SFB=[YR=2020] S12 E23 N12 W23\$ E56 S2 CAN=[YR=2020]													
W1 S25 E8 S22 E71 N6 W6 SFB=[YR=2020] N70 W50 S10 W9 S60													
E59\$ W59 N41 W13\$ E13 N19 E9 N10 E50 N104\$ S62 E6 N68\$ S68 E2													
N68\$ PTR= E40 FUS=[YR=2020] E26 N18 E80 S18 E50 S60 W156 N35													
SFB=[YR=2020] W12 N23 E12 S23\$ N25\$ W40\$.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0		PD-ENC	0.00	0.00	5.54	AC		1.00	1.00	1.00	40,000.00	40,000.00	221,600							

PARCEL "1"
TRACT 4
EAST NASSAU-WILDLIGHT PHASE 1C

SHANDS JACKSONVILLE FOUNDATION
C/O ALTUS GROUP, PO BOX 92129
SOUTHLAKE, TX 76092

2023

44-2N-27-1002-00P1-0040



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 BUILDING MARKET VALUE: 7,967,798 TOTAL MARKET OB/XF VALUE: 524,128 TOTAL LAND VALUE - MARKET: 221,600 TOTAL MARKET VALUE: 8,713,526 SOH/AGL Deduction: 2,408,141 ASSESSED VALUE: 6,305,385 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 6,305,385 TOTAL JUST VALUE: 8,713,526 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 5,741,598																							
DOR CODE 1700 OFFICE BUILDINGS												STANDARD																							
MAP NUM MKT AREA 04												Tax Dist:																							
NEIGHBORHOOD/LOC 4086.0100												PERMIT NUM DESCRIPTION AMT ISSUED																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS												SALES DATA																							
EXTRA FEATURES												OFF RECORD Number: 2286/1813 DATE: 7/02/2019 TYPE INST: SW Q Q V I I RSN CD: 01 SALE PRICE: 277,000 GRANTOR: WILDLIGHT LLC GRANTEE: SHANDS JACKSONVILLE																							
												BUILDING NOTES																							
												BUILDING DIMENSIONS																							
BLD DATE 04/08/2021 XF DATE 04/08/2021 INC DATE												LGL DATE 04/08/2021 LAND DATE 04/08/2021 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																		
11	0463	FENCE GATE	0	0	0	0	2.00	UT	450.00	450.00	100	2020	2020	3	98	882																			
12	0811	CONCRETE B	0	0	0	0	211.00	SF	5.20	5.20	100	2020	2020	3	99	1,086																			
13	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400																			
14	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	2020	2020	3	99	609																			
15	0445	BOX FNC 5'	0	0	0	0	109.00	LF	8.10	8.10	100	2020	2020	3	93	821																			
16	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294																			
17	0649	LIGHTS-GD	0	0	0	0	13.00	SF	225.00	225.00	100	2020	2020	3	93	2,720																			
18	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,897.50	1,897.50	100	2020	2020	3	98	14,876																			
19	0972	ST LGHT UN	0	0	0	0	6.00	UT	1,265.00	1,265.00	100	2020	2020	3	98	7,438																			
20	0855	CONC PAVER	0	0	63	2	126.00	SF	10.00	10.00	100	2020	2020	3	99	1,247																			
LAND DESCRIPTION												TOTAL OB/XF 30,373																							
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	DENSITY	DECL	FRZ	YR	CONSRV											
REVIEW DATE 04/08/2021 BY KK Total Acres: 5.54 Total Land Value: 221,600 Market: 0 Agricultural: 0 Common: 221,600 PRINTED 08/02/2023 BY SYS																																			

PARCEL "1"
TRACT 4
EAST NASSAU-WILDLIGHT PHASE 1C

SHANDS JACKSONVILLE FOUNDATION
C/O ALTUS GROUP, PO BOX 92129
SOUTHLAKE, TX 76092

2023

44-2N-27-1002-00P1-0040



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

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

NASSAU COUNTY PROPERTY PAGE 3 of 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,967,798
TOTAL MARKET OB/XF VALUE		524,128
TOTAL LAND VALUE - MARKET		221,600
TOTAL MARKET VALUE		8,713,526
SOH/AGL Deduction		2,408,141
ASSESSED VALUE		6,305,385
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		6,305,385
TOTAL JUST VALUE		8,713,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,741,598

DOR CODE 1700 OFFICE BUILDINGS

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4086.0100

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1813	7/02/2019	SW	Q	V	01	277,000

GRANTOR: WILDLIGHT LLC
GRANTEE: SHANDS JACKSONVILLE

TOTALS

BLD DATE	04/08/2021	KK	LGL DATE	04/08/2021	KK
XF DATE	04/08/2021	KK	LAND DATE	04/08/2021	KK
INC DATE			AG DATE		

BUILDING NOTES

EXTRA FEATURES

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
21	4950	BOLLARD	0	0	0	10.00	UT	100.00	100.00	100	2020	2020	3	100	1,000	
22	0812	CONCRETE C	0	0	0	1,172.00	SF	4.00	4.00	100	2020	2020	3	99	4,641	
23	0810	CONCRETE A	0	0	0	209.00	SF	6.50	6.50	100	2020	2020	3	99	1,345	
24	0810	CONCRETE A	0	0	67	402.00	SF	6.50	6.50	100	2020	2020	3	99	2,587	
25	0812	CONCRETE C	0	0	0	1,460.00	SF	4.00	4.00	100	2020	2020	3	99	5,782	
26	0810	CONCRETE A	0	0	35	140.00	SF	6.50	6.50	100	2020	2020	3	99	901	
27	0090	AUTO DOOR	0	0	0	2.00	UT	2,500.00	2,500.00	100	2020	2020	3	93	4,650	
28	1126	CB/STC 8"	0	0	0	10.00	SF	8.00	8.00	100	2020	2020	3	99	79	
29	0410	ELEVATOR	0	0	0	1.00	UT	80,000.00	80,000.00	100	2020	2020	3	100	80,000	
30	0966	FIRE SPRNK	0	0	0	38,211.00	SF	3.00	3.00	100	2020	2020	3	99	113,487	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 214,472

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

PARCEL "1"
 TRACT 4
 EAST NASSAU-WILDLIGHT PHASE 1C

SHANDS JACKSONVILLE FOUNDATION
 C/O ALTUS GROUP, PO BOX 92129
 SOUTHLAKE, TX 76092

2023

44-2N-27-1002-00P1-0040



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 7,967,798 TOTAL MARKET OB/XF VALUE 524,128 TOTAL LAND VALUE - MARKET 221,600 TOTAL MARKET VALUE 8,713,526 SOH/AGL Deduction 2,408,141 ASSESSED VALUE 6,305,385 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,305,385 TOTAL JUST VALUE 8,713,526 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,741,598																			
DOR CODE		1700 OFFICE BUILDINGS																		PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM																																							
NEIGHBORHOOD/LOC		4086.0100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
																				BLD DATE 04/08/2021 KK LGL DATE XF DATE 04/08/2021 KK LAND DATE 04/08/2021 KK INC DATE AG DATE																			
TOTALS																																							
EXTRA FEATURES																														BUILDING NOTES									
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																								
31	0462	ST/AL FNC	0 0	0 0	1,236.00	SF	10.00	10.00	100	2020	2020	3	95	11,742																									
																				TOTAL OB/XF										11,742									
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															