

PARCEL "2" BEING TRACT 5  
 IN OR 2309/1342  
 (EX OR 2496/1313 &

WILDLIGHT RESIDENTIAL ASSC INC  
 C/O PROPERTY TAX COORDINATOR, 1 RAYONIER WAY  
 YULEE, FL 32097

**2023**

44-2N-27-1002-00P2-0000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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													
DOR CODE										0005 COMMON S/D LANDS																			
MAP NUM										MKT AREA 04																			
NEIGHBORHOOD/LOC										4086.0100																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										20 CURIOSITY AV, YULEE																			
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													
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE										12/07/2018 BY HW																			
Total Acres:										0.00																			
Total Land Value:										100																			
Market:										0																			
Agricultural:										0																			
Common:										100																			
PRINTED 08/02/2023 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001121	NEW CONSTR	59,956	03/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1134	9/14/2021	SW U	U	V	11	100
GRANTOR: EAST NASSAU STEWARDSH						
GRANTEE: WILDLIGHT LLC						
2359/1071	5/07/2020	SW U	U	V	11	100
GRANTOR: WILDLIGHT LLC						
GRANTEE: EAST NASSAU STEWARD						

BUILDING NOTES

BUILDING DIMENSIONS