

LOT 2 IN OR 2130/1437 &
PT OF LOT 3 IN OR 2203/1414
ESMT PT OR 2176/356

FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

2023

44-2N-27-1960-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 50
Exterior Wall	28 GLASS THRM 50
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 50
Roof Cover	13 STAND SEAM 50
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	29 100
Frame	05 STEEL 100
Story Height	14 100
RMS	42 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	1800MULTI STORY OFFICE
MAP NUM	
	MKT AREA 04
NEIGHBORHOOD/LOC	4084.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,257	100	9,257	1,756,363
CAN	360	30	108	20,491
FUS	9,019	100	9,019	1,711,206
TOTALS	18,636		18,384	3,488,061

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0811 CONCRETE B
3	0400 CONC CURB
4	0855 CONC PAVER
5	0972 ST LGHT UN
7	0811 CONCRETE B
8	0424 CL FNC 6'
9	0811 CONCRETE B
10	0463 FENCE GATE
11	4950 BOLLARD

LAND DESCRIPTION	
L N	USE CODE
1	001800 C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	18,384	134.9618	191.65	3,523,294	2019	2019	0	0	0	1.00	99.00	
1 OFFICE 1&2 - 0% - 0													
Heated Area: 18276 HX Base Yr													
208 WILDLIGHT AV, YULEE													
BLD DATE		03/18/2020		KK		LGL DATE		03/18/2020		KK			
XF DATE		03/18/2020		KK		LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF													
98,303													
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
1	0803	ASPHALT C	0	0	0	0		2.00	100	2019	2019	3	86
2	0811	CONCRETE B	0	0	0	0		5.20	100	2019	2019	3	99
3	0400	CONC CURB	0	0	0	0		15.00	100	2019	2019	3	99
4	0855	CONC PAVER	0	0	0	0		10.00	100	2019	2019	3	99
5	0972	ST LGHT UN	0	0	0	0		1,897.50	100	2019	2019	3	96
7	0811	CONCRETE B	0	0	0	0		5.20	100	2019	2019	3	99
8	0424	CL FNC 6'	0	0	0	0		20.00	100	2019	2019	3	96
9	0811	CONCRETE B	0	0	0	0		5.20	100	2019	2019	3	99
10	0463	FENCE GATE	0	0	0	0		300.00	100	2019	2019	3	96
11	4950	BOLLARD	0	0	0	0		100.00	100	2019	2019	3	100

TOTAL OB/XF													
98,303													
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
1	001800	C	MULTISTORY	0			0.00	0.00	68,388.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		4,674,871	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,674,871	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,674,871	
TOTAL JUST VALUE		4,674,871	
NCON VALUE		0	
INCOME VALUE		4,674,871	
PREVIOUS YEAR MKT VALUE		4,909,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007264	NEW CONSTR	2,432,794	10/23/2018
18007206	FOUNDATION	2,432,794	09/10/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/1414	6/12/2018	SW	Q	V	02
GRANTOR: WILDLIGHT LLC					
GRANTEE: FLORIDA PUBLIC UTIL					
2203/1171	6/13/2018	QC	U	V	11
GRANTOR: RAYONIER ATLANTIC TIM					
GRANTEE: WILDLIGHT LLC ET AL					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2019] W90 N8 W23 S8 W40 S29 E15 S4 W2 S11 E2 S4 W6 S10 E6 S4 E138 CAN=[YR=2019] E10 N36 W10 S36\$ N62\$ PTR=E120 FUS=[YR=2019] N28 W34 N8 W23 S8 W40 S29 E15 S4 W6 S11 E27 S18 E126 N36 W9 N26 W56 S35 W24 N7 E24\$ W120\$.	

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REVIEW DATE 03/18/2020 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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