PT E WATERMAN MILL GRANTS
SEC 44-2N-27E, 41-3N-26E, &
50-3N-27E BEING PARCEL 1

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2023

50-3N-27-0000-0001-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

MARKET ADJUSTMENTS

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

462805 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/30/2019 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,434,900
TOTAL MARKET VALUE	1,182,755
SOH/AGL Deduction	0
ASSESSED VALUE	1,182,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,182,755
TOTAL JUST VALUE	7,434,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,014,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015296	AG BARN	239,923	10/13/2022
21011758	XFOB - COLUMNS	250,000	09/03/2021
21011759	XFOB - ENTRY GATE	233,685	09/03/2021
21011761	NEW CONS-GATE HOU	168,421	09/03/2021
21011762	XFOB - GATES/FENC	233,685	09/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/0769	9/02/2021	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: WILDLIGHT LLC						
2486/0651	8/09/2021	SW	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: WILDLIGHT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	577.51	AC		1.00	1.00	1.00	410.00	410.00	236,779							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	208.17	AC		1.00	1.00	1.00	550.00	550.00	114,494							
3	005902	A	HARDWOOD SI	0			0.00	0.00	97.04	AC		1.00	1.00	1.00	175.00	175.00	16,982							
4	009530	C	POND	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	15,000							
5	009900	C	AC NON-AG	0			0.00	0.00	106.60	AC		1.00	1.00	1.00	7,500.00	7,500.00	799,500							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	882.72	AC		1.00	1.00	1.00	7,500.00	7,500.00	6,620,400							

REVIEW DATE 01/01/2018 BY MH Total Acres: 995.32 Total Land Value: 1,182,755 Market: 6,620,400 Agricultural: 368,255 Common: 814,500 PRINTED 08/02/2023 BY SYS