

PARCEL 5B-2
 EAST NASSAU-WILDLIGHT PDP3/
 POD 5 OR 2546/1608

EXCHANGE WILDLIGHT APTMENTS LLC
 3300 NE EXPRESSWAY BLDG 6
 ATLANTA, GA 30341

2023

50-3N-27-1005-05B2-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS					NASSAU COUNTY PROPERTY					VALUATION SUMMARY					SALES DATA									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	TAX GROUP	TAX DIST	VALUATION	STANDARD	PERMIT NUM	DESCRIPTION	AMT	ISSUED	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
															VALUATION BY Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 4,500,000 TOTAL MARKET VALUE 4,500,000 SOH/AGL Deduction 0 ASSESSED VALUE 4,500,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,500,000 TOTAL JUST VALUE 4,500,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 434,789					23002360 NEW CONSTR 868,953 02/22/2023 23002361 NEW CONSTR 1,296,886 02/22/2023 23002362 NEW CONSTR 868,953 02/22/2023 23002363 NEW CONSTR 885,892 02/22/2023 23002364 NEW CONSTR 868,953 02/22/2023 23002365 NEW CONSTR 4,781,942 02/22/2023									
															BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE									
TOTALS					WILDLIGHT 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0		PD-ENC	0.00	0.00	300.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	4,500,000												
REVIEW DATE 07/15/2022 BY RDC Total Acres: 0.00 Total Land Value: 4,500,000 Market: 0 Agricultural: 0 Common: 4,500,000 PRINTED 08/02/2023 BY SYS																													