PT TRACT C IN OR 2656/1272
ESMT IN OR 585/820,
OR 1899/1262, OR 2176/356,

WAWA FLORIDA LLC
7022 TPC DRIVE STE 200
ORLANDO, FL 32822

2024

44-2N-27-1000-00TC-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

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

50 DAYDREAM AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/16/2024 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,128,260
TOTAL MARKET VALUE	1,128,260
SOH/AGL Deduction	0
ASSESSED VALUE	1,128,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,128,260
TOTAL JUST VALUE	1,128,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	705,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240002443	SIGN "A" INSTALL	24,721	03/01/2024
SU240002449	SIGN "B" INSTALL	22,500	03/01/2024
SU240002451	SIGN "G" INSTALL	2,878	03/01/2024
SU240001493	SIGN E ILLUMINATE	2,645	02/06/2024
SU240001477	SIGN C ILLUMI	2,980	02/06/2024
SU240001495	SIGN F ILLUMINATE	2,627	02/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2656/1272	7/26/2023	WD	Q	V	01	1,360,000

GRANTOR: WILDLIGHT LLC

GRANTEE: WAWA FLORIDA LLC

BUILDING NOTES

BUILDING DIMENSIONS

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	001000	C	COMMERCIAL	0		PD -	E 0.00	0.00	80,590.00	SF		1.00	1.00	1.00	14.00	14.00	1,128,260							

REVIEW DATE 01/16/2024 BY DC Total Acres: 0.00 Total Land Value: 1,128,260 Market: 0 Agricultural: 0 Common: 1,128,260 PRINTED 08/06/2024 BY SYS