



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	28 GLASS THRM 50
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	14 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2100 RESTAURANTS/CAFE

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4086.00
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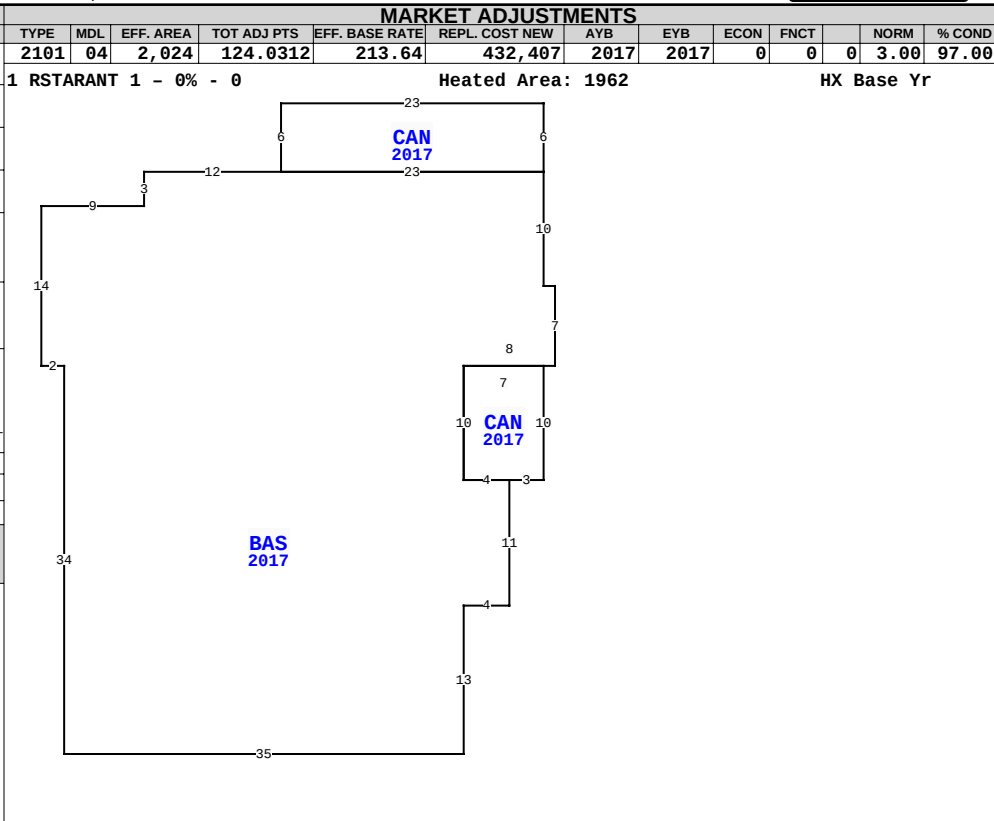
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	406,587
CAN	70	30	21	4,351
CAN	138	30	41	8,496

TOTALS	2,170	2,024	419,435
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,072.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	254.00	LF	15.00	15.00	
3	0812	CONCRETE C	0	0	0	0	2,076.00	SF	4.00	4.00	
4	0855	CONC PAVER	0	0	0	0	2,777.00	SF	10.00	10.00	
5	0812	CONCRETE C	0	0	0	0	1,439.00	SF	4.00	4.00	
6	0885	WATERSCAPE	0	0	0	0	1.00	UT	2,000.00	2,000.00	
7	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002100	C	RESTAURANT	0		PD - E	0.00	0.00	9,583.00	SF	1.00

REVIEW DATE	11/07/2023	BY	HS
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BLD DATE	07/25/2024	REA	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

123 TINKER ST, YULEE

TOTAL OB/XF											
58,204											

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58,204											

Total Acres:	0.00	Total Land Value:	62,290	Market:	0	Agricultural:	0	Common:	62,290
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		419,435	
TOTAL MARKET OB/XF VALUE		58,204	
TOTAL LAND VALUE - MARKET		62,290	
TOTAL MARKET VALUE		539,929	
SOH/AGL Deduction		131,055	
ASSESSED VALUE		408,874	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		408,874	
TOTAL JUST VALUE		539,929	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		505,875	

MOCAMA TAPROOM @ WILDLIGHT_ OPENED 10/2023: KW 7/2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002958	467 SQFT) COMMER	14,990	03/13/2024
23001581	REMODEL	100,000	02/03/2023
17004169	NEW CONSTRUCTION	252,460	05/10/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/1180	6/13/2018	QC	U	V	11
GRANTOR: RAYDIENT LLC D/B/A RA					
GRANTEE: WILDLIGHT LLC ET AL					
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					
CAN=[YR=2017] W23 S6 BAS=[YR=2017] W12 S3 W9 S14 E2 S34 E35 N13 E4 N11 CAN=[YR=2017] E3 N10 W7 S10 E4\$ W4 N10 E8 N7 W1 N10 W23\$ E23 N6\$.					