TRACT J
EAST NASSAU-WILDLIGHT PHASE 1A
PBK 8/203

EAST NASSAU STEWARDSHIP DIST
C/O WRATHELL HUNT & ASSOC LLC, 2300 GLADES RD STE 410W
BOCA RATON, FL 33431

2024

44-2N-27-1000-00TJ-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

53 DAYDREAM AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	105
TOTAL MARKET VALUE	105
SOH/AGL Deduction	0
ASSESSED VALUE	105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105
TOTAL JUST VALUE	105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009199	XFOB-CHARGING STA	182,497	11/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2341/1332	2/25/2020	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: EAST NASSAU STEWARD						
2272/1397	3/29/2019	SW	U	V	11	100
GRANTOR: WILDLIGHT LLC						
GRANTEE: EAST NASSAU STEWARD						

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	009925	C	AC-BUFFER	0		PD -	E 0.00	0.00	1.05	AC		1.00	1.00	1.00	100.00	100.00	105							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.05 Total Land Value: 105 Market: 0 Agricultural: 0 Common: 105 PRINTED 08/06/2024 BY SYS