

POND TRACT C
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-27-1000-0PTC-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
															VALUATION BY										STANDARD														
															Tax Group: 4										Tax Dist:														
															BUILDING MARKET VALUE										0														
															TOTAL MARKET OB/XF VALUE										0														
															TOTAL LAND VALUE - MARKET										100														
															TOTAL MARKET VALUE										100														
															SOH/AGL Deduction										0														
															ASSESSED VALUE										100														
															TOTAL EXEMPTION VALUE										0														
															BASE TAXABLE VALUE										100														
DOR CODE					9602					RETENTION POND																													
MAP NUM										MKT AREA					04																								
NEIGHBORHOOD/LOC					4086.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					DAYDREAM AV, YULEE																																		
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	009602	C	RETENTION PO	0		PD - E	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																						
REVIEW DATE 02/01/2024					BY KBA					Total Acres: 0.00					Total Land Value: 100					Market: 0					Agricultural: 0					Common: 100					PRINTED 08/06/2024 BY SYS				