

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 60
Interior Floor	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		73 100
Frame	05	STEEL 100
Story Height		15 100
RMS		43 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
1701	04	38,369	147.7178	209.39	8,034,085	2020	2020	0	0	0	1.00	99.00	STANDARD																				
1 OFFICE 1&2 - 0% - 0														Heated Area: 37293										HX Base Yr									
Quality 06 Quality Level 06																																	
DOR CODE 1700 OFFICE BUILDINGS																																	
MAP NUM MKT AREA 04																																	
NEIGHBORHOOD/LOC 4086.0100																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	22,819	100	22,819	4,730,289																													
CAN	408	30	122	25,291																													
CAN	872	30	262	54,311																													
CAN	1,125	30	338	70,066																													
CAN	1,156	30	347	71,931																													
FUS	10,800	100	10,800	2,238,798																													
PTO	136	5	7	1,451																													
SFB	276	80	221	45,812																													
SFB	276	80	221	45,812																													
SFB	4,040	80	3,232	669,981																													
TOTALS	41,908		38,369	7,953,744																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001816	NEW CONST-SITE WO	1,253,136	04/07/2020
19004608	NEW CONST-REHAB&Y	6,297,909	08/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1813	7/02/2019	SW Q	Q	V	01	277,000

GRANTOR: WILDLIGHT LLC  
GRANTEE: SHANDS JACKSONVILLE

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2020] W2 CAN=[YR=2020] W6 S6 BAS=[YR=2020] W58 CAN=[YR=2020] N26 E1 N46 W15 S46 E2 S40 E11 N14 E1\$ W1 S14 W11 N40 W25 S1 W35 CAN=[YR=2020] W45 S25 E45 N25\$ S25 W45 S131 E47 SFB=[YR=2020] S12 E23 N12 W23\$ E56 S2 CAN=[YR=2020] W1 S25 E8 S22 E71 N6 W6 SFB=[YR=2020] N70 W50 S10 W9 S60 E59\$ W59 N41 W13\$ E13 N19 E9 N10 E50 N104\$ S62 E6 N68\$ S68 E2 N68\$ PTR= E40 FUS=[YR=2020] E26 N18 E80 S18 E50 S60 W156 N35 SFB=[YR=2020] W12 N23 E12 S23\$ N25\$ W40\$.									

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
1	0803	ASPHALT C	0	0	0	81,642.00	SF	2.00	2.00	100	2020	2020	3	86	140,424	
2	0812	CONCRETE C	0	0	0	6,329.00	SF	4.00	4.00	100	2020	2020	3	99	25,063	
3	0402	CONC BUMPE	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	99	248	
4	0855	CONC PAVER	0	0	0	460.00	SF	10.00	10.00	100	2020	2020	3	99	4,554	
5	4950	BOLLARD	0	0	0	13.00	UT	100.00	100.00	100	2020	2020	3	100	1,300	
6	0400	CONC CURB	0	0	0	2,185.00	LF	15.00	15.00	100	2020	2020	3	99	32,447	
7	0972	ST LGHT UN	0	0	0	28.00	UT	1,897.50	1,897.50	100	2020	2020	3	96	51,005	
8	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	2020	2020	3	99	2,896	
9	0811	CONCRETE B	0	0	0	837.00	SF	5.20	5.20	100	2020	2020	3	99	4,309	
10	0446	BOX FNC 6'	0	0	0	52.00	LF	20.00	20.00	100	2020	2020	3	90	936	

EXTRA FEATURES										TOTAL OB/XF									
251 BREEZEWAY ST, YULEE										263,182									
BLD DATE	XF DATE	INC DATE	KK	LGL DATE	LAND DATE	AG DATE	KK												
04/08/2021	04/08/2021		KK	04/08/2021			KK												

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	001700	C	1STORY OFF	0		PD - E	0.00	0.00	5.54	AC		1.00	1.00	1.00	40,000.00	40,000.00	221,600							

REVIEW DATE 04/08/2021 BY KK																								
Total Acres: 5.54					Total Land Value: 221,600					Market: 0					Agricultural: 0					Common: 221,600				

PARCEL "1"  
TRACT 4  
EAST NASSAU-WILDLIGHT PHASE 1C

SHANDS JACKSONVILLE FOUNDATION  
C/O ALTUS GROUP, 309 N WATER ST STE 500  
MILWAUKEE, WI 53202

2024

44-2N-27-1002-00P1-0040



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4086.0100			
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
BLD DATE	04/08/2021	KK	LGL DATE								
XF DATE	04/08/2021	KK	LAND DATE	04/08/2021	KK						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 2 of 4	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,953,744	
TOTAL MARKET OB/XF VALUE		518,780	
TOTAL LAND VALUE - MARKET		221,600	
TOTAL MARKET VALUE		8,694,124	
SOH/AGL Deduction		1,758,201	
ASSESSED VALUE		6,935,923	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		6,935,923	
TOTAL JUST VALUE		8,694,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,713,526	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1813	7/02/2019	SW	Q	V	01	277,000

GRANTOR: WILDLIGHT LLC  
GRANTEE: SHANDS JACKSONVILLE

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
11	0463	FENCE GATE	0	0	0	0	2.00	UT	450.00	450.00	100	2020	2020	3	96	864	
12	0811	CONCRETE B	0	0	0	0	211.00	SF	5.20	5.20	100	2020	2020	3	99	1,086	
13	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
14	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	2020	2020	3	99	609	
15	0445	BOX FNC 5'	0	0	0	0	109.00	LF	8.10	8.10	100	2020	2020	3	90	795	
16	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
17	0649	LIGHTS-GD	0	0	0	0	13.00	SF	225.00	225.00	100	2020	2020	3	90	2,633	
18	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,897.50	1,897.50	100	2020	2020	3	96	14,573	
19	0972	ST LGHT UN	0	0	0	0	6.00	UT	1,265.00	1,265.00	100	2020	2020	3	96	7,286	
20	0855	CONC PAVR	0	0	63	2	126.00	SF	10.00	10.00	100	2020	2020	3	99	1,247	

TOTAL OB/XF												29,781												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION												TOTAL OB/XF					29,781							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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					7,953,744									
															TOTAL MARKET OB/XF VALUE					518,780									
															TOTAL LAND VALUE - MARKET					221,600									
															TOTAL MARKET VALUE					8,694,124									
															SOH/AGL Deduction					1,758,201									
															ASSESSED VALUE					6,935,923									
															TOTAL EXEMPTION VALUE					0									
															BASE TAXABLE VALUE					6,935,923									
															TOTAL JUST VALUE					8,694,124									
															NCON VALUE					0									
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE					8,713,526									
DOR CODE															1700					OFFICE BUILDINGS									
MAP NUM																				MKT AREA					04				
NEIGHBORHOOD/LOC															4086.0100														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES																													
															BLD DATE		04/08/2021			KK		LGL DATE		04/08/2021			KK		
															XF DATE		04/08/2021			KK		LAND DATE		04/08/2021			KK		
															INC DATE							AG DATE							
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												
21	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2020	2020	3	100	1,000													
22	0812	CONCRETE C	0	0	0	0	1,172.00	SF	4.00	4.00	100	2020	2020	3	99	4,641													
23	0810	CONCRETE A	0	0	0	0	209.00	SF	6.50	6.50	100	2020	2020	3	99	1,345													
24	0810	CONCRETE A	0	0	67	6	402.00	SF	6.50	6.50	100	2020	2020	3	99	2,587													
25	0812	CONCRETE C	0	0	0	0	1,460.00	SF	4.00	4.00	100	2020	2020	3	99	5,782													
26	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	2020	2020	3	99	901													
27	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2020	2020	3	90	4,500													
28	1126	CB/STC 8"	0	0	0	0	10.00	SF	8.00	8.00	100	2020	2020	3	99	79													
29	0410	ELEVATOR	0	0	0	0	1.00	UT	80,000.00	80,000.00	100	2020	2020	3	100	80,000													
30	0966	FIRE SPRNK	0	0	0	0	38,211.00	SF	3.00	3.00	100	2020	2020	3	99	113,487													
															TOTAL OB/XF					214,322									
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 04/08/2021 BY KK Total Acres: 5.54 Total Land Value: 221,600 Market: 0 Agricultural: 0 Common: 221,600 PRINTED 08/06/2024 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1813	7/02/2019	SW	Q	V	01	277,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: SHANDS JACKSONVILLE						

BUILDING NOTES	

BUILDING DIMENSIONS	

PARCEL "1"  
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SHANDS JACKSONVILLE FOUNDATION  
C/O ALTUS GROUP, 309 N WATER ST STE 500  
MILWAUKEE, WI 53202

2024

44-2N-27-1002-00P1-0040



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																											
															<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 7,953,744 TOTAL MARKET OB/XF VALUE 518,780 TOTAL LAND VALUE - MARKET 221,600 TOTAL MARKET VALUE 8,694,124 SOH/AGL Deduction 1,758,201 ASSESSED VALUE 6,935,923 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,935,923 TOTAL JUST VALUE 8,694,124 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,713,526																											
															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																											
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																				
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31	0462	ST/AL FNC	0 0	0 0	1,236.00	SF	10.00	10.00	100	2020	2020	3	93	11,495																												

LAND DESCRIPTION										TOTAL OB/XF														
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REVIEW DATE 04/08/2021 BY KK Total Acres: 5.54 Total Land Value: 221,600 Market: 0 Agricultural: 0 Common: 221,600 PRINTED 08/06/2024 BY SYS																								