**POND TRACT 1**
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

**EAST NASSAU STEWARDSHIP DIST**
C/O WRATHELL HUNT & ASSOCIATES, 2300 GLADES ROAD STE 410W
BOCA RATON, FL 33431

**2024**

**44-2N-27-1003-0PT1-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0005 | COMMON S/D LANDS | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

FLOCO AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | RECONCILE |
| 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 |
| TOTAL JUST VALUE | 100 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2576/0329 | 7/06/2022 | SW | U | I | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 009602 | C | RETENTION PO | 0 | | PD - | E 0.00 | 0.00 | 3.33 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 333 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/19/2021 BY HG Total Acres: 3.33 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS