REC & COMMUNITY TRACT 1
EAST NASSAU-WILDLIGHT PDP3/
POD 4 NORTH OR 2539/1789

EAST NASSAU STEWARDSHIP DISTRICT
C/O WRATHELL HUNT & ASSOCIATES, 2300 GLADES RD STE 410W
YULEE, FL 32097

2024

44-2N-27-1004-RCT1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0200		

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

CURIOSITY AVE, 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	3,300
TOTAL MARKET VALUE	3,300
SOH/AGL Deduction	0
ASSESSED VALUE	3,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,300
TOTAL JUST VALUE	3,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2690/483	1/22/2024	WD	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	000000	C	VAC RES	0		PD -	E 0.00	0.00	0.44	AC		1.00	1.00	1.00	7,500.00	7,500.00	3,300							

REVIEW DATE 07/13/2022 BY RDC Total Acres: 0.44 Total Land Value: 3,300 Market: 0 Agricultural: 0 Common: 3,300 PRINTED 08/06/2024 BY SYS