

LOT 2 IN OR 2130/1437 &
PT OF LOT 3 IN OR 2203/1414
ESMT PT OR 2176/356

FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

2024

44-2N-27-1960-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 50
Exterior Wall	28 GLASS THRM 50
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 50
Roof Cover	13 STAND SEAM 50
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	29 100
Frame	05 STEEL 100
Story Height	14 100
RMS	42 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	1800MULTI STORY OFFICE
MAP NUM	
	MKT AREA 04

NEIGHBORHOOD/LOC				
4084.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,257	100	9,257	1,735,538
CAN	360	30	108	20,248
FUS	9,019	100	9,019	1,690,917

TOTALS	18,636		18,384	3,446,702
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	22,408.00	SF	2.00	2.00	
2	0811	CONCRETE B	0	0	0	0	1,658.00	SF	5.20	5.20	
3	0400	CONC CURB	0	0	0	0	1,013.00	LF	15.00	15.00	
4	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00	10.00	
5	0972	ST LGHT UN	0	0	0	0	12.00	UT	1,897.50	1,897.50	
6	0811	CONCRETE B	0	0	0	0	1,412.00	SF	5.20	5.20	
7	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	
8	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001800	C	MULTISTORY	0		PD - E	0.00	0.00	68,388.00	SF	1.00

REVIEW DATE 03/18/2020 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	18,384	134.9618	191.31	3,517,043	2019	2019	0	0	2.00	98.00
1 OFFICE 1&2 - 0% - 0											
Heated Area: 18276 HX Base Yr											
208 WILDLIGHT AV, YULEE											
BLD DATE 03/18/2020 KK LGL DATE 03/18/2020 KK AG DATE 03/18/2020 KK											

TOTAL OB/XF											
96,954											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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TOTAL OB/XF											
96,954											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001800	C	MULTISTORY	0		PD - E	0.00	0.00	68,388.00	SF	1.00

Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		4,674,871	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		4,674,871	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,674,871	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,674,871	
TOTAL JUST VALUE		4,674,871	
NCON VALUE		0	
INCOME VALUE		4,674,871	
PREVIOUS YEAR MKT VALUE		4,674,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007264	NEW CONSTR	2,432,794	10/23/2018
18007206	FOUNDATION	2,432,794	09/10/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/1171	6/13/2018	QC U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM					
GRANTEE: WILDLIGHT LLC ET AL					
2203/1162	6/13/2018	QC U	V	11	100
GRANTOR: RAYONIER FOREST RESOU					
GRANTEE: WILDLIGHT LLC ET AL					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W90 N8 W23 S8 W40 S29 E15 S4 W2 S11 E2 S4 W6 S10 E6 S4 E138 CAN=[YR=2019] E10 N36 W10 S36\$ N62\$ PTR=E120 FUS=[YR=2019] N28 W34 N8 W23 S8 W40 S29 E15 S4 W6 S11 E27 S18 E126 N36 W9 N26 W56 S35 W24 N7 E24\$ W120\$.											

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