PT PARCEL C
WILDLIGHT COMMERCE PARK
OR 2605/1887

YULEE INDUSTRIAL LAND 1 LLC
5170 PEACHTREE ROAD, BUILDING 100 SUITE 400
ATLANTA, GA 30341

2024

50-3N-27-1006-000C-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0300		

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

WILDWORKS AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/03/2024 DC
INC DATE		AG DATE	04/03/2024 DC

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	3,771,092
TOTAL MARKET VALUE	508,606
SOH/AGL Deduction	0
ASSESSED VALUE	508,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,606
TOTAL JUST VALUE	3,771,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,933,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1309	12/09/2022	SW	Q	V	05	6,865,500

GRANTOR: WILDLIGHT LLC
GRANTEE: YULEE INDUSTRIAL LA

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	004000	C	VAC INDUSTIR	0		PD -	E 0.00	0.00	220,850.00	SF		1.00	1.00	1.00	2.25	2.25	496,912							
2	005601	A	TIMB2-3 SI	0		PD -	E		33.41	AC		1.00	1.00	1.00	350.00	350.00	11,694							
3	009910	M	MKT.VAL.AG	0		PD -	E		33.41	AC		1.00	1.00	1.00	98,000.00	98,000.00	3,274,180							

REVIEW DATE 01/03/2024 BY DC Total Acres: 33.41 Total Land Value: 508,606 Market: 3,274,180 Agricultural: 11,694 Common: 496,912 PRINTED 08/06/2024 BY SYS