

PT OF WILLIAM HOBKIRK GRANT SEC
PT OF WILLIAM HOBKIRK GRANT &
THOMAS MAY GRANT SEC 42, PT THOM

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2024

51-3N-27-0000-0001-0290



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	PAGE 1 of 1 4																	
																	VALUATION BY STANDARD																	
																	Tax Group: 4						Tax Dist:											
																	BUILDING MARKET VALUE												0					
																	TOTAL MARKET OB/XF VALUE												0					
																	TOTAL LAND VALUE - MARKET												23,542,500					
																	TOTAL MARKET VALUE												1,899,274					
																	SOH/AGL Deduction												0					
																	ASSESSED VALUE												1,899,274					
																	TOTAL EXEMPTION VALUE												0					
																	BASE TAXABLE VALUE												1,899,274					
DOR CODE					5600					TIMBERLAND 70-79																								
MAP NUM										MKT AREA					04																			
NEIGHBORHOOD/LOC					4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					EZELL LN, YULEE					BLD DATE					LGL DATE					07/28/2023 DC														
										XF DATE					LAND DATE																			
										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																			
LAND DESCRIPTION																	TOTAL OB/XF 0																	
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	005600	A	TIMBER 3 SI	0		PD - E	0.00	0.00	3,712.80	AC		1.00	1.00	1.00	415.00	415.00	1,540,812																	
2	005902	A	HARDWOOD SI	0		PD - E	0.00	0.00	933.80	AC		1.00	1.00	1.00	190.00	190.00	177,422																	
3	009910	M	MKT. VAL. AG	0		PD - E	0.00	0.00	4,675.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	23,377,500																	
4	009900	C	AC NON-AG	0		PD - E	0.00	0.00	33.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	165,000																	
5	005500	A	TIMBER 2 SI	0					28.90	AC		1.00	1.00	1.00	555.00	555.00	16,040																	
REVIEW DATE 07/28/2023 BY DC Total Acres: 4,708.50 Total Land Value: 1,899,274 Market: 23,377,500 Agricultural: 1,734,274 Common: 165,000 PRINTED 08/06/2024 BY SYS																																		