PT E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 2713/940
CROSSINGS AT WILDLIGHT OUTPARCEL

LOW COUNTRY LAND TRUST/PROPERTY MANAGMENT SUPPORT
1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216

2025

44-2N-27-0000-0001-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

WILLIAM BURGESS BLVD, YULEE

BLD DATE	07/25/2024	REA	LGL DATE	
XF DATE			LAND DATE	05/08/2025 DC
INC DATE	05/02/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,123,470
TOTAL MARKET VALUE	1,123,470
SOH/AGL Deduction	0
ASSESSED VALUE	1,123,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,123,470
TOTAL JUST VALUE	1,123,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/1054	9/25/2019	SW	Q	V	05	4,215,800

GRANTOR: WILDLIGHT LLC

GRANTEE: LOW COUNTRY LAND TR

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	001000	C	COMMERCIAL	0		PD -	E 0.00	0.00	78,840.00	SF		1.00	1.00	1.00	14.25	14.25	1,123,470							

REVIEW DATE 12/04/2024 BY KW Total Acres: 1.81 Total Land Value: 1,123,470 Market: 0 Agricultural: 0 Common: 1,123,470 PRINTED 11/04/2025 BY kholton