PT E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 2486/651
BEING PARCEL 2

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2025

44-2N-27-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

EAST SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/10/2024 DC
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,943,956
TOTAL MARKET VALUE	2,077,125
SOH/AGL Deduction	0
ASSESSED VALUE	2,077,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,077,125
TOTAL JUST VALUE	5,943,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,742,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2486/0651	8/09/2021	SW	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: WILDLIGHT LLC						
2527/0900	6/10/2009	SW	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER EAST NASSA						

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		31.24	AC		1.00	1.00	1.00	65,000.00	65,000.00	2,030,600							
2	005601	A	TIMBER 3 P S	0		PD -	E		53.61	AC		1.00	1.00	1.00	330.00	330.00	17,691							
3	005901	A	HARDWOOD SI	0		PD -	E		46.26	AC		1.00	1.00	1.00	225.00	225.00	10,408							
4	009606	C	CONSERVATION	0		PD -	E		86.56	AC		1.00	1.00	1.00	100.00	100.00	8,656							
5	009100	C	UTILITY	0		PD -	E		9.77	AC		1.00	1.00	1.00	1,000.00	1,000.00	9,770							
6	009910	M	MARKET VALUE	0		PD -	E		99.87	AC		1.00	1.00	0.60	65,000.00	39,000.00	3,894,930							

REVIEW DATE 07/10/2024 BY DC Total Acres: 227.44 Total Land Value: 2,077,125 Market: 3,894,930 Agricultural: 28,099 Common: 2,049,026 PRINTED 07/30/2025 BY SYS