PT E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 2721/1590

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

44-2N-27-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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	07/10/2024 DC
XF DATE		LAND DATE	
INC DATE		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		871,200
TOTAL MARKET VALUE		871,200
SOH/AGL Deduction		0
ASSESSED VALUE		871,200
TOTAL EXEMPTION VALUE	03	871,200
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		871,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1590	6/28/2024	SW	U	V	18	1,000,000

GRANTOR: WILDLIGHT LLC
GRANTEE: BOARD OF COUNTY COM

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	008600	C	COUNTY	0		PD -	E		348,480.00	SF		1.00	1.00	1.00	2.50	2.50	871,200							

REVIEW DATE 07/10/2024 BY DC Total Acres: 8.00 Total Land Value: 871,200 Market: 0 Agricultural: 0 Common: 871,200 PRINTED 07/30/2025 BY SYS