

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2025

44-2N-27-1000-00TA-0000



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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100				0302	03	38,554	109.7250	189.82	7,318,320	2020	2020	0	0	10	1.50	88.50	VALUATION BY					DIRECT_CAP											
Roof Structur	04	WOOD TRUSS 100				1 APART/LUX - 0% - 2022										Heated Area: 35261					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																			BUILDING MARKET VALUE					58,332,837									
Interior Wall	05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE					0									
Interior Floo	13	LVT/LAMNT 70																			TOTAL LAND VALUE - MARKET					0									
Interior Floo	14	CARPET 30																			TOTAL MARKET VALUE					58,332,837									
Air Condition	03	CENTRAL 100																			SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100																			ASSESSED VALUE					58,332,837									
Bedrooms	02	2 100																			TOTAL EXEMPTION VALUE					0									
Bathrooms		2 100																			BASE TAXABLE VALUE					58,332,837									
Frame		WOOD FRAME 100																			TOTAL JUST VALUE					58,332,837									
Story Height		10 100																			NCON VALUE					0									
RMS		0 100																			INCOME VALUE					58,332,837									
Units		36 100																			PREVIOUS YEAR MKT VALUE					53,300,000									
																		THE LOFTS AT WILDLIGHT																	

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Units		24 100
Quality	04	Quality Level 04
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,679	100
CAN	4,586	30
FSP	1,946	55
FST	25	55
FUS	19,452	100
GOF	5,574	110
SFB	105	80
TOTALS	36,367	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0302	03	32,806	109.7250	189.82	6,227,235	2020	2020	0	0	10	1.50	88.50	
3 APART/LUX - 0% - 2022				Heated Area: 29789				HX Base Yr					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 11				4										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		31	HARDIE BRD 100		0302	03	31,861	109.7250	189.82	6,047,855	2020	2020		0	10	1.50	88.50	VALUATION BY					DIRECT_CAP																					
Roof Structur		04	WOOD TRUSS 100		4 APART/LUX - 0% - 2022										Heated Area: 29222										HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					58,332,837														
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					0														
Interior Floo		13	LVT/LAMNT 70																						TOTAL LAND VALUE - MARKET					0														
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE					58,332,837														
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					58,332,837														
Bedrooms			2 100																						TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100																						BASE TAXABLE VALUE					58,332,837														
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					58,332,837														
Story Height			10 100																						NCON VALUE					0														
RMS			0 100																						INCOME VALUE					58,332,837														
Units			30 100																						PREVIOUS YEAR MKT VALUE					53,300,000														
Quality		04	Quality Level 04																						PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0300	MULTI-FAMILY																																									
MAP NUM			MKT AREA																																									
NEIGHBORHOOD/LOC		4086.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	9,726	100	2020	9,726	1,633,877																																							
CAN	4,233	30	2020	1,270	213,348																																							
FSP	2,415	55	2020	1,328	223,092																																							
FST	75	55	2020	41	6,888																																							
FUS	19,452	100	2020	19,452	2,267,755																																							
SFB	55	80	2020	44	7,392																																							
TOTALS		35,956			31,861	5,352,352																																						
EXTRA FEATURES		115 DAYDREAM AV, YULEE										BLD DATE		04/17/2025		KW		LGL DATE		05/09/2025		DC																						
												XF DATE		04/17/2025		KW		LAND DATE																										
												INC DATE		04/16/2025		REA		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																											
33	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980																												
34	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300																												
35	1123	CB 8"	0	0	0	0	504.00	SF	6.15	6.15	100	2020	2020	3	98	3,038																												
36	1123	CB 8"	0	0	0	0	124.00	SF	6.15	6.15	100	2020	2020	3	98	747																												
37	0966	FIRE SPRNK	0	0	0	0	35,217.00	SF	3.00	3.00	100	2020	2020	3	98	103,538																												
38	0966	FIRE SPRNK	0	0	0	0	24,789.00	SF	3.00	3.00	100	2020	2020	3	98	72,880																												
39	0966	FIRE SPRNK	0	0	0	0	29,705.00	SF	3.00	3.00	100	2020	2020	3	98	87,333																												
40	0966	FIRE SPRNK	0	0	0	0	29,178.00	SF	3.00	3.00	100	2020	2020	3	98	85,783																												
41	0966	FIRE SPRNK	0	0	0	0	29,565.00	SF	3.00	3.00	100	2020	2020	3	98	86,921																												
42	0966	FIRE SPRNK	0	0	0	0	29,565.00	SF	3.00	3.00	100	2020	2020	3	98	86,921																												
LAND DESCRIPTION										TOTAL OB/XF										533,441																								
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
						</																																						

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