PT TRACT D
IN OR 2519/82
EAST NASSAU-WILDLIGHT PHASE 1A

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVENUE STE 2
JACKSONVILLE, FL 32217

2025

44-2N-27-1000-00TD-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	03	CONC FINSH 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		28 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

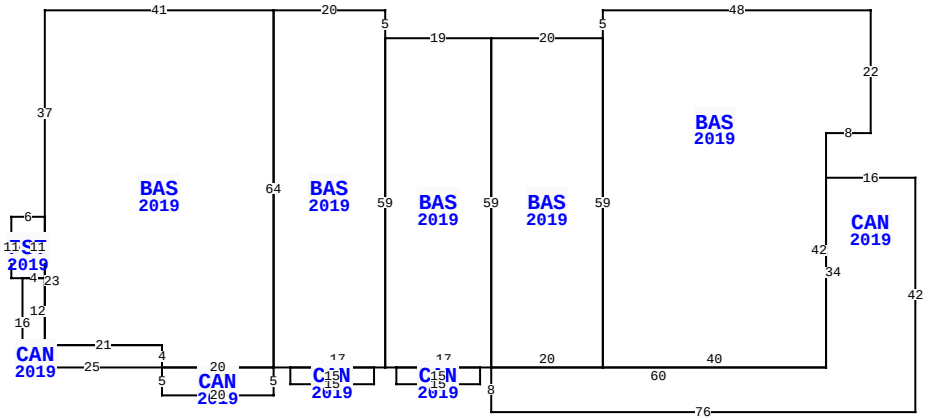
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,121	100	2019	1,121	146,068
BAS	1,180	100	2019	1,180	153,757
BAS	1,280	100	2019	1,280	166,787
BAS	2,540	100	2019	2,540	330,967
BAS	2,736	100	2019	2,736	356,507
CAN	45	30	2019	14	1,824
CAN	45	30	2019	14	1,824
CAN	100	30	2019	30	3,909
CAN	148	30	2019	44	5,733
CAN	1,152	30	2019	346	45,084
TOTALS	10,413			9,338	1,216,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	9,338	131.2542	137.16	1,280,800	2019	2019	0	0	0	5.00	95.00

1 NBHD SHOP - 0% - 0 Heated Area: 8857 HX Base Yr



** This building has 11 Sub-Areas

20 HOMEGROWN WAY, YULEE

BLD DATE	04/15/2025	KW	LGL DATE		
XF DATE	04/15/2025	KW	LAND DATE	10/23/2024	DC
INC DATE	05/06/2025	REA	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,058,259
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,058,259
SOH/AGL Deduction	1,223,983
ASSESSED VALUE	1,834,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,834,276
TOTAL JUST VALUE	3,058,259
NCON VALUE	0
INCOME VALUE	3,058,259
PREVIOUS YEAR MKT VALUE	2,875,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014688	CONVERT SUITE 20B	2,000	11/21/2023
B230009010	CONVERT SUITE 20A	8,000	07/14/2023
22018563	INTR BUILD OUT C	206,364	12/19/2022
19007261	AT&T - SUITE A	146,216	09/20/2019
19003891	AMELIA DANCE - ST	98,041	06/03/2019
19001937	TASTY'S - SUITE E	488,066	03/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W48 S5 S59 E40 N42 E8 N22 $
BAS=[YR=2019;ORIG=-107,0] W41 S37 S23 E21 S4 E20 N64 $
BAS=[YR=2019;ORIG=-87,5] N5 W20 S64 E3 E17 N59 $
BAS=[YR=2019;ORIG=-48,5] W20 S59 E20 N59 $
CAN=[YR=2019;ORIG=-68,64] S8 E76 N42 W16 S34 W60 $
BAS=[YR=2019;ORIG=-68,5] W19 S59 E2 E17 N59 $
CAN=[YR=2019;ORIG=-152,48] S16 E25 N4 W21 N12 W4 $
CAN=[YR=2019;ORIG=-127,64] S5 E20 N5 W20 $
FST=[YR=2019;ORIG=-148,37] W6 S11 E2 E4 N11 $
CAN=[YR=2019;ORIG=-104,64] S3 E15 N3 W15 $
CAN=[YR=2019;ORIG=-85,64] S3 E15 N3 W15 $
.

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
1	0803	ASPHALT C	0	0	0	0	23,887.00	SF	2.00	2.00	100	2019	2019	3	82	39,175	
2	0400	CONC CURB	0	0	0	0	1,163.00	LF	15.00	15.00	100	2019	2019	3	98	17,096	
3	0855	CONC PAVER	0	0	0	0	176.00	SF	10.00	10.00	100	2019	2019	3	97	1,707	
4	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	2019	2019	3	97	555	
5	0097	AWNING CN	0	0	0	0	20.00	SF	65.00	65.00	100	2019	2019	3	87	1,131	
6	0972	ST LGHT UN	0	0	0	0	14.00	UT	1,518.00	1,518.00	100	2019	2019	3	94	19,977	
7	0812	CONCRETE C	0	0	0	0	4,297.00	SF	4.00	4.00	100	2019	2019	3	97	16,672	
8	1126	CB/STC 8"	0	0	24	11	264.00	SF	8.00	8.00	100	2019	2019	3	97	2,049	
9	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	100	2019	2019	3	82	508	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

TOTAL OB/XF 99,152

LAND DESCRIPTION

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	001600	C	SH CTR COM	0		PD -	E 0.00	0.00	51,400.00	SF		1.00	1.00	1.00	14.25	14.25	732,450							

REVIEW DATE 04/15/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT TRACT D
IN OR 2519/82
EAST NASSAU-WILDLIGHT PHASE 1A

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVENUE STE 2
JACKSONVILLE, FL 32217

2025

44-2N-27-1000-00TD-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,058,259
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,058,259
SOH/AGL Deduction	1,223,983
ASSESSED VALUE	1,834,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,834,276
TOTAL JUST VALUE	3,058,259
NCON VALUE	0
INCOME VALUE	3,058,259
PREVIOUS YEAR MKT VALUE	2,875,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001696	COLDSTONE - SUITE	200,298	03/27/2019
18009728	XFOB	7,170	01/30/2019
18006359	NEW CONSTR - SHEL	1,273,593	09/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						

BLD DATE	04/15/2025	KW	LGL DATE	
XF DATE	04/15/2025	KW	LAND DATE	10/23/2024 DC
INC DATE	05/06/2025	REA	AG DATE	

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
11	1126	CB/STC 8"	0	0	0	0	252.00	SF	8.00	8.00	100	2019	2019	3	97	1,956	
12	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	2019	2019	3	97	1,261	
13	0463	FENCE GATE	0	0	0	0	4.00	UT	600.00	600.00	100	2019	2019	3	94	2,256	
14	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2019	2019	3	100	400	
15	0855	CONC PAVER	0	0	0	0	1,767.00	SF	10.00	10.00	100	2019	2019	3	97	17,140	
16	0810	CONCRETE A	0	0	51	6	306.00	SF	6.50	6.50	100	2019	2019	3	97	1,929	
17	0400	CONC CURB	0	0	0	0	35.00	LF	15.00	15.00	100	2019	2019	3	98	515	
18	1123	CB 8"	0	0	0	0	128.00	SF	6.15	6.15	100	2019	2019	3	97	764	
19	0648	LIGHTS-AV	0	0	0	0	12.00	UT	140.00	140.00	100	2019	2019	3	82	1,378	
20	0881	FOUNTAIN	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2019	2019	3	100	3,000	

TOTAL OB/XF 30,599

LAND DESCRIPTION

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

REVIEW DATE 04/15/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT TRACT D
IN OR 2519/82
EAST NASSAU-WILDLIGHT PHASE 1A

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVENUE STE 2
JACKSONVILLE, FL 32217

2025

44-2N-27-1000-00TD-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,058,259
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,058,259
SOH/AGL Deduction	1,223,983
ASSESSED VALUE	1,834,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,834,276
TOTAL JUST VALUE	3,058,259
NCON VALUE	0
INCOME VALUE	3,058,259
PREVIOUS YEAR MKT VALUE	2,875,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						

BLD DATE	04/15/2025	KW	LGL DATE	
XF DATE	04/15/2025	KW	LAND DATE	10/23/2024 DC
INC DATE	05/06/2025	REA	AG DATE	

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
21	0811	CONCRETE B	0	0	0	0	502.00	SF	5.20	5.20	100	2019	2019	3	97	2,532	
22	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	2019	2019	3	98	147	
23	0811	CONCRETE B	0	0	58	5	946.00	SF	5.20	5.20	100	2019	2019	3	97	4,772	
24	0400	CONC CURB	0	0	0	0	44.00	LF	15.00	15.00	100	2019	2019	3	98	647	
25	0966	FIRE SPRNK	0	0	0	0	7,736.00	SF	3.00	3.00	100	2019	2019	3	97	22,512	
26	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2019	2019	3	82	328	
27	0964	HALON SYST	0	0	16	3	48.00	SF	50.00	50.00	100	2019	2019	3	97	2,328	
28	0381	COOLER	0	0	8	6	48.00	SF	82.50	82.50	100	2019	2019	3	93	3,683	
29	0383	FREEZER	0	0	8	6	48.00	SF	105.00	105.00	100	2019	2019	3	93	4,687	
30	0810	CONCRETE A	0	0	51	6	306.00	SF	6.50	6.50	100	2019	2019	3	97	1,929	

TOTAL OB/XF 43,565

LAND DESCRIPTION

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

REVIEW DATE 04/15/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT TRACT D
IN OR 2519/82
EAST NASSAU-WILDLIGHT PHASE 1A

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVENUE STE 2
JACKSONVILLE, FL 32217

2025

44-2N-27-1000-00TD-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,058,259
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,058,259
SOH/AGL Deduction	1,223,983
ASSESSED VALUE	1,834,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,834,276
TOTAL JUST VALUE	3,058,259
NCON VALUE	0
INCOME VALUE	3,058,259
PREVIOUS YEAR MKT VALUE	2,875,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	04/15/2025	KW	
XF DATE	04/15/2025	KW	
INC DATE	05/06/2025	REA	
LGL DATE			
LAND DATE	10/23/2024	DC	
AG DATE			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						

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
31	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2019	2019	3	82	369	

LAND DESCRIPTION

TOTAL OB/XF 369

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

REVIEW DATE 04/15/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS