PT TRACT D IN OR 2423/1520
EAST-NASSAU WILDLIGHT PH 1A
PBK 8/203

PRD REAL ESTATE 2 LLC
C/O PROFESSIONAL RESOURCE DEV, 11995 EL CAMINO REAL
SAN DIEGO, CA 92130

2025

44-2N-27-1000-00TD-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

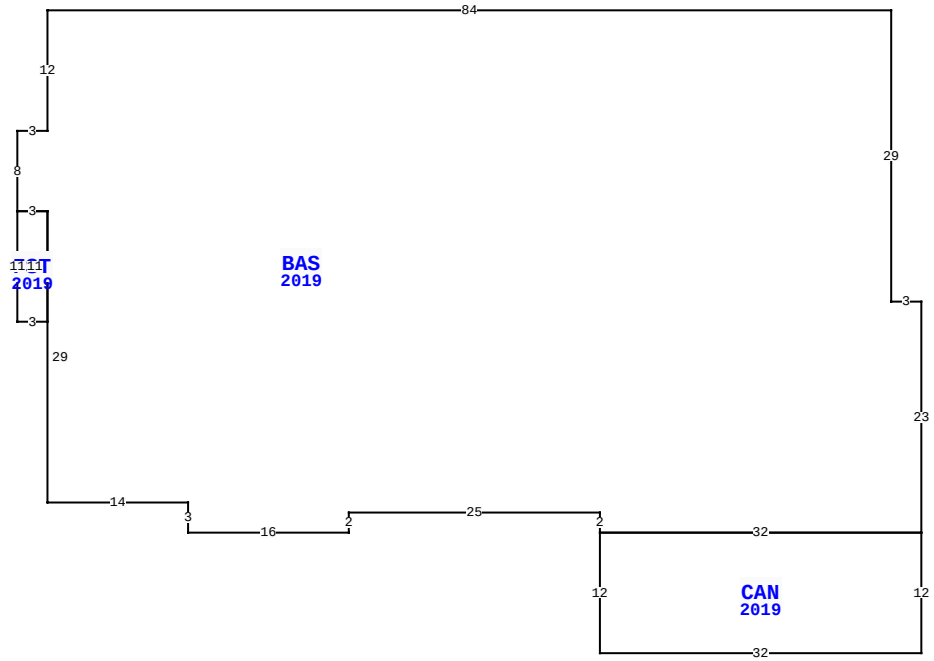
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	13	STAND SEAM 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	1720	MEDICAL OFFICE
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	4,369	100	2019	4,369	868,436
CAN	384	30	2019	115	22,859
FST	33	50	2019	16	3,181
TOTALS	4,786			4,500	894,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,500	126.6900	204.92	922,140	2019	2019	0	0	0	3.00	97.00

1 MDL OFFICE – 0% - 0 Heated Area: 4369 HX Base Yr



BLD DATE	01/07/2020 KK	LGL DATE	
XF DATE	01/07/2020 KK	LAND DATE	10/22/2024 DC
INC DATE		AG DATE	

45 FLOCO AV, YULEE

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	12,814.00	SF	2.00	2.00	100	2019	2019	3	82	21,015	
2	0400	CONC CURB	0	0	0	0	408.00	LF	15.00	15.00	100	2019	2019	3	98	5,998	
3	0812	CONCRETE C	0	0	0	0	2,571.00	SF	4.00	4.00	100	2019	2019	3	97	9,975	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2019	2019	3	100	200	
5	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	100	2019	2019	3	82	344	
6	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	2019	2019	3	94	12,486	
7	0855	CONC PAVER	0	0	10	8	80.00	SF	10.00	10.00	100	2019	2019	3	97	776	
8	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	2019	2019	3	97	252	
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2019	2019	3	98	49	
10	1075	TRELLIS G	0	0	7	4	28.00	SF	35.00	35.00	100	2019	2019	3	87	853	

TOTAL OB/XF 51,948

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	001901	C	MEDICAL OF	0		PD -	E 0.00	0.00	24,829.00	SF		1.00	1.00	1.00	25.00	25.00	620,725							

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	894,476
TOTAL MARKET OB/XF VALUE	61,265
TOTAL LAND VALUE - MARKET	620,725
TOTAL MARKET VALUE	1,576,466
SOH/AGL Deduction	20,161
ASSESSED VALUE	1,556,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,556,305
TOTAL JUST VALUE	1,576,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,588,059

FAMILY DENTAL AT WILDLIGHT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003396	NEW CONSTR - SHEL	592,606	06/06/2019
19003461	BLD OUT-HEARTLAND	237,042	06/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1520	11/24/2020	QC	U	I	11	100
GRANTOR: PROFESSIONAL RESOURCE						
GRANTEE: PRD REAL ESTATE 2 L						
2423/1517	11/24/2020	WD	U	I	11	100
GRANTOR: PROFESSIONAL RESOURCE						
GRANTEE: PRD REAL ESTATE 2 L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 N29 W84 S12 W3 S8 FST=[YR=2019] S11 E3 N11 W3$ E3 S29 E14 S3 E16 N2 E25 S2 CAN=[YR=2019] S12 E32 N12 W32$ E32 N23$.

REVIEW DATE 01/07/2020 BY KK Total Acres: 0.00 Total Land Value: 620,725 Market: 0 Agricultural: 0 Common: 620,725 PRINTED 07/30/2025 BY SYS

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SALES DATA

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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	0855	CONC PAVER	0	0	0	0	340.00	SF	10.00	10.00	100	2019	2019	3	97	3,298	
12	0810	CONCRETE A	0	0	0	0	83.00	SF	6.50	6.50	100	2019	2019	3	97	523	
13	0855	CONC PAVER	0	0	0	0	70.00	SF	10.00	10.00	100	2019	2019	3	97	679	
14	0810	CONCRETE A	0	0	0	0	38.00	SF	6.50	6.50	100	2019	2019	3	97	240	
15	1126	CB/STC 8"	0	0	0	0	245.00	SF	8.00	8.00	100	2019	2019	3	97	1,901	
16	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	100	2019	2019	3	97	1,248	
17	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2019	2019	3	94	1,128	
18	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,317

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

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