PT TRACT D IN OR 2245/470
(EX OR 2253/745 & OR 2519/86)
EAST-NASSAU WILDLIGHT PH 1A

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

2025

44-2N-27-1000-00TD-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

HOMEGROWN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 DC
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	763,515
TOTAL MARKET VALUE	763,515
SOH/AGL Deduction	706,788
ASSESSED VALUE	56,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,727
TOTAL JUST VALUE	763,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0470	12/20/2018	SW	Q	V	05	1,600,000

GRANTOR: WILDLIGHT LLC

GRANTEE: WTC NORTH SBRC LLC

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 0.00	0.00	53,580.00	SF		1.00	1.00	1.00	14.25	14.25	763,515							

REVIEW DATE 04/15/2025 BY KW Total Acres: 1.23 Total Land Value: 763,515 Market: 0 Agricultural: 0 Common: 763,515 PRINTED 07/30/2025 BY SYS