



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	28 GLASS THRM 50
Exterior Wall	31 HARDIE BRD 50
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	14 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2100 RESTAURANTS/CAFE

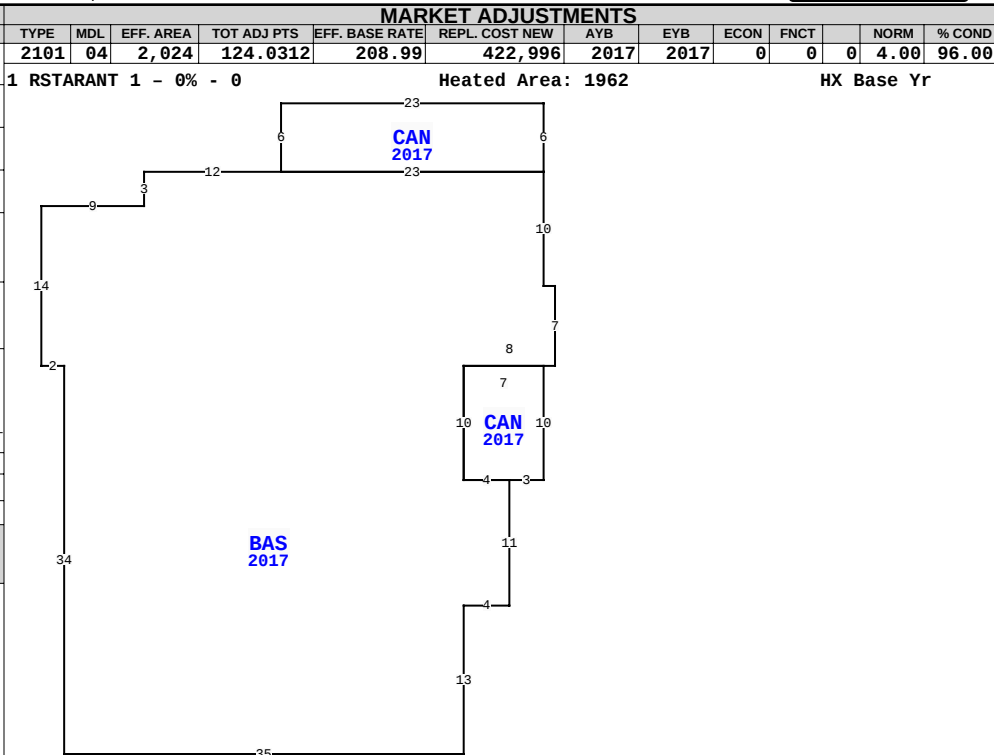
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	2017	1,962	393,636
CAN	70	30	2017	21	4,213
CAN	138	30	2017	41	8,226

TOTALS	2,170			2,024	406,076
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,072.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	254.00	LF	15.00	15.00	
3	0812	CONCRETE C	0	0	0	0	2,076.00	SF	4.00	4.00	
4	0855	CONC PAVER	0	0	0	0	2,777.00	SF	10.00	10.00	
5	0812	CONCRETE C	0	0	0	0	1,439.00	SF	4.00	4.00	
6	0885	WATERSCAPE	0	0	0	0	1.00	UT	2,000.00	2,000.00	
7	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	
8	0350	CARPORT WD	0	0	0	0	468.00	SF	13.00	13.00	
9	0810	CONCRETE A	0	0	38	26	988.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002100	C	RESTAURANT	0		PD - E	0.00	0.00	9,583.00	SF	



BLD DATE	07/25/2024	REA	LGL DATE	
XF DATE			LAND DATE	10/22/2024
INC DATE			AG DATE	DC

TOTAL OB/XF											
69,965											

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69,965											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		406,076	
TOTAL MARKET OB/XF VALUE		69,965	
TOTAL LAND VALUE - MARKET		143,745	
TOTAL MARKET VALUE		619,786	
SOH/AGL Deduction		157,519	
ASSESSED VALUE		462,267	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		462,267	
TOTAL JUST VALUE		619,786	
NCON VALUE		12,506	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,929	

MOCAMA TAPROOM @ WILDLIGHT_ OPENED 10/2023: KW 7/2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002958	467 SQFT) COMMER	14,990	03/13/2024
23001581	REMODEL	100,000	02/03/2023
17004169	NEW CONSTRUCTION	252,460	05/10/2017

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

BUILDING NOTES							

BUILDING DIMENSIONS							
CAN=[YR=2017] W23 S6 BAS=[YR=2017] W12 S3 W9 S14 E2 S34 E35 N13 E4 N11 CAN=[YR=2017] E3 N10 W7 S10 E4\$ W4 N10 E8 N7 W1 N10 W23\$ E23 N6\$.							