

LOT 2 IN OR 2130/1437 &
PT OF LOT 3 IN OR 2203/1414
ESMT PT OR 2176/356

FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

2025

44-2N-27-1960-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	27	PREFIN MTL 50			
Exterior Wall	28	GLASS THRM 50			
Roof Structure	10	STEEL FRME 100			
Roof Cover	04	BUILT-UP 50			
Roof Cover	13	STAND SEAM 50			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Ceiling	01	FIN.SUSPD 100			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		29 100			
Frame	05	STEEL 100			
Story Height		14 100			
RMS		42 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	1800	MULTI STORY OFFICE			
MAP NUM				MKT AREA	04
NEIGHBORHOOD/LOC		4084.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,257	100	2019	9,257	702,653
CAN	360	30	2019	108	19,865
FUS	9,019	100	2019	9,019	658,878
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	18,384	134.9618	189.62	3,485,974	2019	2019	0	0	3.00	97.00
1 OFFICE - 0% - 0											
Heated Area: 18276 HX Base Yr											

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY				DIRECT_CAP	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		4,674,871			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		0			
TOTAL MARKET VALUE		4,674,871			
SOH/AGL Deduction		0			
ASSESSED VALUE		4,674,871			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		4,674,871			
TOTAL JUST VALUE		4,674,871			
NCON VALUE		0			
INCOME VALUE		4,674,871			
PREVIOUS YEAR MKT VALUE		4,674,871			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007264	NEW CONSTR	2,432,794	10/23/2018
18007206	FOUNDATION	2,432,794	09/10/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2203/1171	6/13/2018	QC U	V	11		100	
GRANTOR: RAYONIER ATLANTIC TIM							
GRANTEE: WILDLIGHT LLC ET AL							
2203/1162	6/13/2018	QC U	V	11		100	
GRANTOR: RAYONIER FOREST RESOU							
GRANTEE: WILDLIGHT LLC ET AL							

TOTALS	18,636			18,384	381,395
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0803	ASPHALT C	0 0	0 0	22,408.00
2	0811	CONCRETE B	0 0	0 0	1,658.00
3	0400	CONC CURB	0 0	0 0	1,013.00
4	0855	CONC PAVER	0 0	0 0	60.00
5	0972	ST LGHT UN	0 0	0 0	12.00
6	0811	CONCRETE B	0 0	0 0	1,412.00
7	0424	CL FNC 6'	0 0	0 0	94.00
8	0811	CONCRETE B	0 0	0 0	676.00
9	0463	FENCE GATE	0 0	0 0	2.00
10	4950	BOLLARD	0 0	0 0	6.00

208 WILDLIGHT AV, YULEE

BLD DATE	03/18/2020	KK	LGL DATE	
XF DATE	03/18/2020	KK	LAND DATE	10/22/2024
INC DATE			AG DATE	DC

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2019] W90 N8 W23 S8 W40 S29 E15 S4 W2 S11 E2 S4 W6 S10 E6 S4 E138 CAN=[YR=2019] E10 N36 W10 S36\$ N62\$ PTR=E120 FUS=[YR=2019] N28 W34 N8 W23 S8 W40 S29 E15 S4 W6 S11 E27 S18 E126 N36 W9 N26 W56 S35 W24 N7 E24\$ W120\$.			

LAND DESCRIPTION										TOTAL OB/XF									
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
1	001800	C	MULTISTORY	0		PD - E	0.00	0.00	68,388.00	SF		1.00	1.00	1.00	9.00	9.00	615,492		

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4
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