PT E WATERMAN GRANT
SEC 50-3N-27E IN OR 2233/1173
(EX OR 2471/1750 &

WILDLIGHT LLC
C/O RAYONIER TAX COORDINATOR, 1 RAYONIER WAY
YULEE, FL 32097

2025

50-3N-27-0000-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2019 MF
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	71,645
TOTAL MARKET VALUE	71,645
SOH/AGL Deduction	0
ASSESSED VALUE	71,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,645
TOTAL JUST VALUE	71,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/1173	10/26/2018	SW	U	V	11	100

GRANTOR: RAYONIER EAST NASSAU

GRANTEE: WILDLIGHT 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	009900	C	ACREAGE NON-	0		PD -	E 0.00	0.00	20.47	AC		1.00	1.00	1.00	3,500.00	3,500.00	71,645							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 20.47 Total Land Value: 71,645 Market: 0 Agricultural: 0 Common: 71,645 PRINTED 07/30/2025 BY SYS