PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

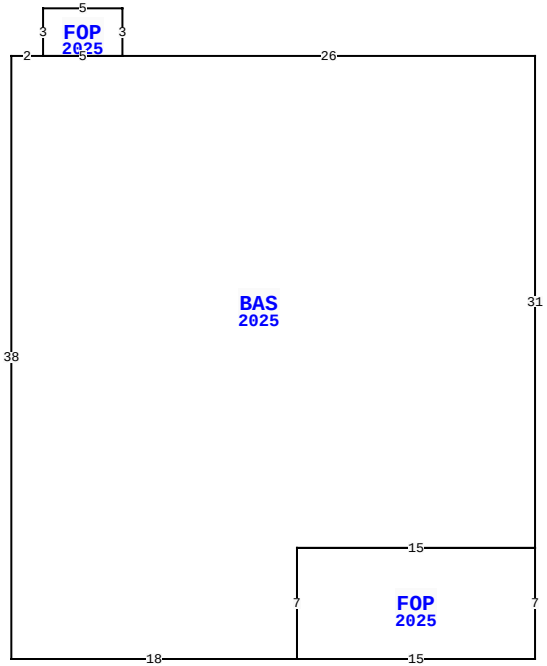
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU250005344	MASONRY MONUMENT	4,900	05/16/2025
250002116	317 SEDDINGTON		02/27/2025
250002113	309 SEDDINGTON		02/27/2025
250002110	325 SEDDINGTON		02/27/2025
250002052	157 SALISBURY		02/26/2025
250002051	155 SALISBURY		02/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

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	0861	POOL GUNIT	0	0	32	42	1,344.00	SF	85.00	85.00	100	2025	2024		100	114,240	
2	0855	CONC PAVER	0	0	0	0	2,449.00	SF	10.00	10.00	100	2025	2024		100	24,490	
3	0462	ST/AL FNC	0	0	0	0	912.00	SF	10.00	10.00	100	2025	2024		100	9,120	
4	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	
5	0101	COM B-B-Q	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
6	0142	BAR TOP A	0	0	0	0	10.00	LF	165.00	165.00	100	2025	2024		100	1,650	
7	0803	ASPHALT C	0	0	0	0	197,570.00	SF	2.00	2.00	100	2025	2024		100	395,140	
8	0812	CONCRETE C	0	0	0	0	50,526.00	SF	4.00	4.00	100	2025	2024		100	202,104	
9	0812	CONCRETE C	0	0	0	0	23,004.00	SF	4.00	4.00	100	2025	2024		100	92,016	

TOTAL OB/XF 844,160

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	009900	C	ACREAGE NON-	0		PD -	E		29.60	AC		1.00	1.00	1.00	250,000.00	250,000.00	7,400,000							

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

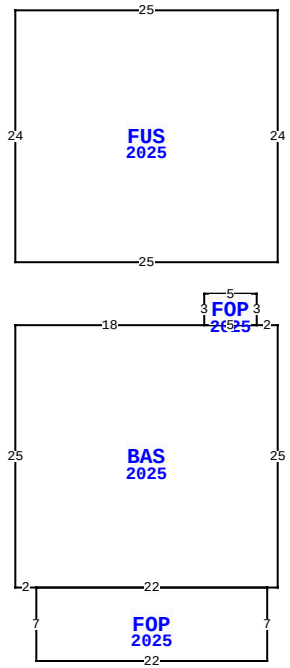
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

2 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250002054	125 SALISBURY		02/26/2025
250002053	133 SALISBURY		02/26/2025
250002050	128 SALISBURY		02/26/2025
250002048	120 SALISBURY		02/26/2025
250002047	141 SALISBURY		02/26/2025
250001965	112 SALISBURY		02/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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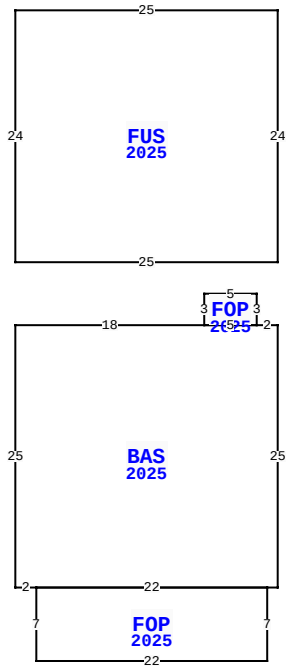
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

3 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001952	333 SEDDINGTON		02/25/2025
250001947	445 BARTON		02/25/2025
250001925	184 SALISBURY		02/24/2025
250001925	512 BARTON		02/24/2025
250001924	141 WEXFORD		02/24/2025
250001922	208 SALISBURY		02/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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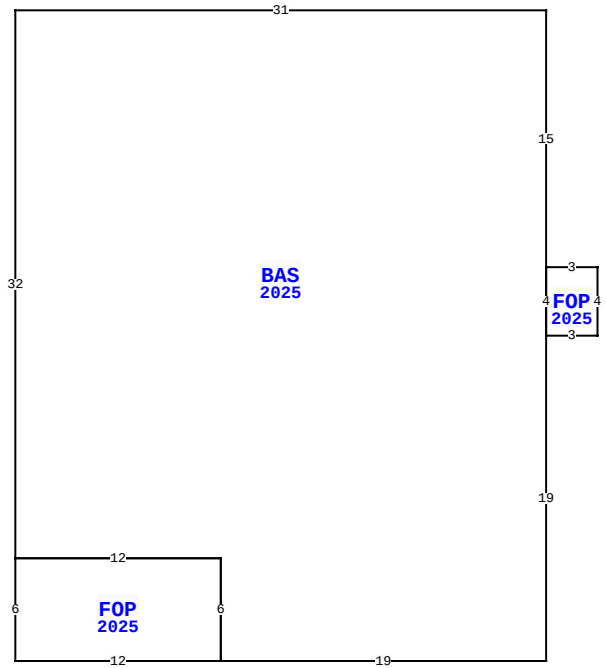
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

4 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001920	160 SALISBURY		02/24/2025
250001919	152 SALISBURY		02/24/2025
250001918	200 SALISBURY		02/24/2025
250001916	144 SALISBURY		02/24/2025
CO250001915	136 SALISBURY		02/24/2025
250001914	168 SALISBURY		02/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
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2025

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NASSAU COUNTY PROPERTY

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Units		0 100
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MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

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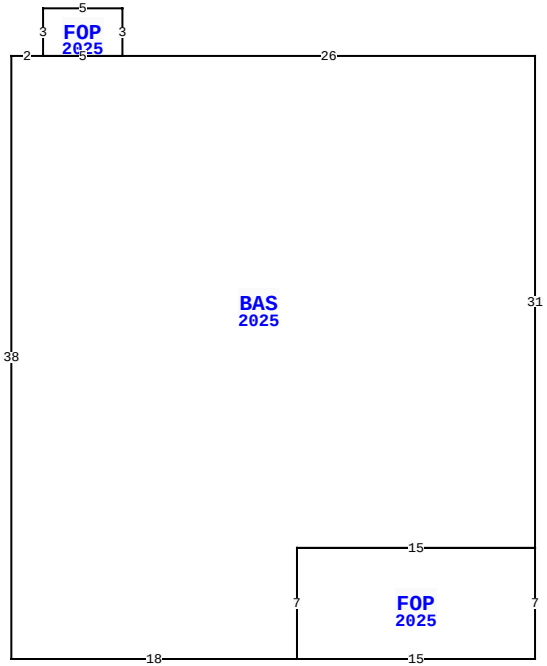
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

5 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

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TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001913	176 SALISBURY		02/24/2025
250001912	192 SALISBURY		02/24/2025
250001881	452 WHITBY		02/21/2025
250001880	468 WHITBY		02/21/2025
250001878	213 SALISBURY		02/21/2025
250001876	484 WHITBY		02/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

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VIENNA, VA 22182

2025

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

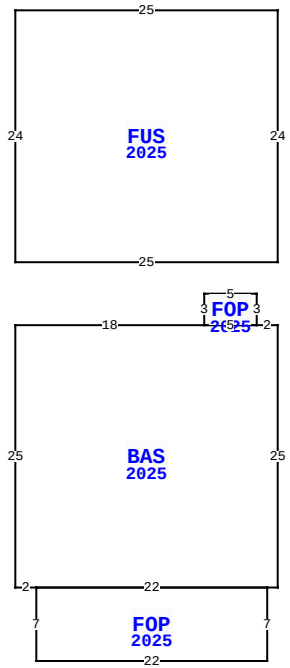
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

6 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001874	125 WEXFORD		02/21/2025
250001872	197 SALISBURY		02/21/2025
250001871	205 SALISBURY		02/21/2025
250001868	133 WEXFORD		02/21/2025
250001863	117 WEXFORD		02/21/2025
250001860	109 WEXFORD		02/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

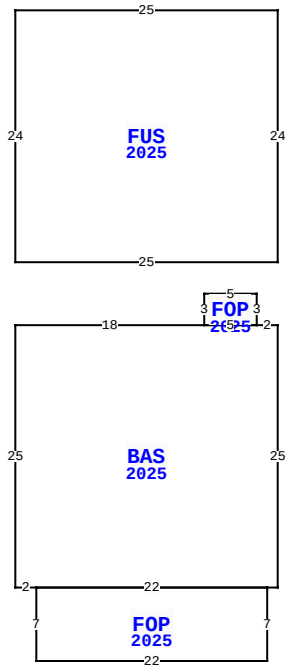
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

7 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001499	341 SEDDINGTON		02/12/2025
250001370	232 SALISBURY		02/07/2025
250001368	230 SALISBURY		02/07/2025
250001366	110 WEXFORD		02/07/2025
250001365	118 WEXFORD		02/07/2025
250001352	413 BARTON		02/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

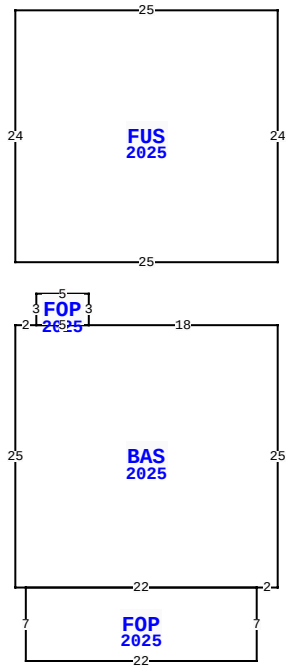
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	CUSTOM NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

8 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001261	269 SALISBURY		02/05/2025
250001145	224 SALISBURY		02/03/2025
250001054	274 SALISBURY		01/31/2025
250001053	272 SALISBURY		01/31/2025
250001076	128 WEXFORD		01/31/2025
250001078	126 WEXFORD		01/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

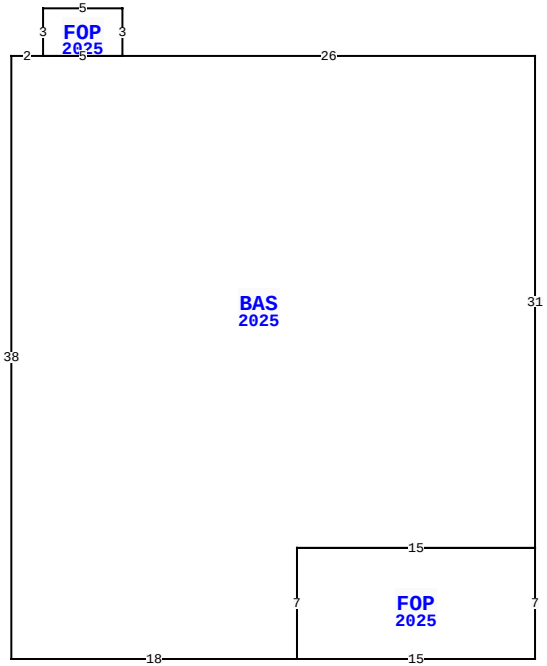
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

9 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001084	216 SALISBURY		01/31/2025
250001082	253 SALISBURY		01/31/2025
250001080	261 SALISBURY		01/31/2025
250001071	304 SALISBURY		01/31/2025
250001068	280 SALISBURY		01/31/2025
250001067	264 SALISBURY		01/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

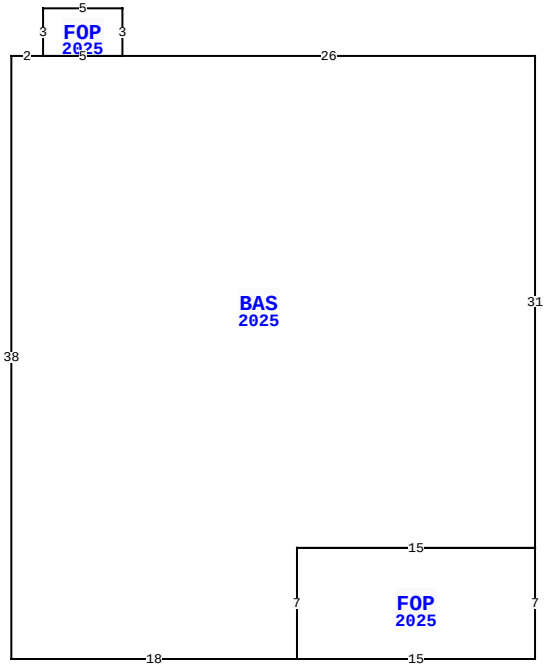
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

10 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001063	256 SALISBURY		01/31/2025
250001062	248 SALISBURY		01/31/2025
250001059	240 SALISBURY		01/31/2025
250001056	296 SALISBURY		01/31/2025
250001055	288 SALISBURY		01/31/2025
250001042	496 BARTON		01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
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FOP	105	30	2025	32	3,867
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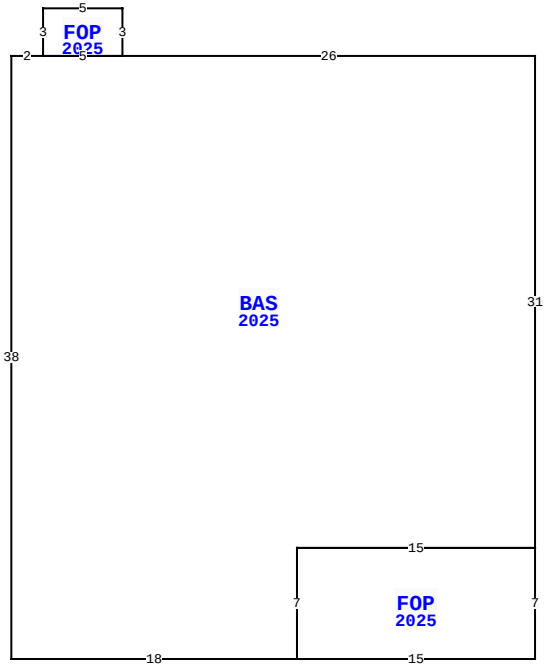
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

11 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250000945	472 BARTON		01/28/2025
250000924	464 BARTON		01/28/2025
250000928	461 BARTON		01/28/2025
250000942	453 BARTON		01/28/2025
250000940	488 BARTON		01/28/2025
250000929	437 BARTON		01/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

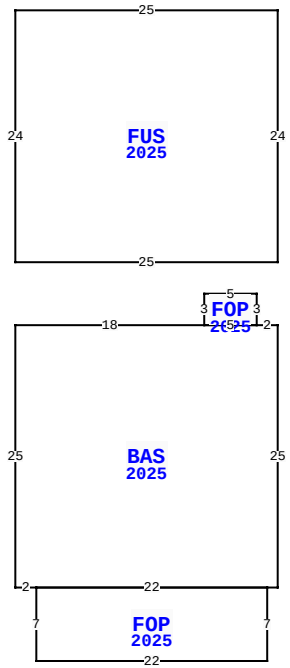
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

12 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
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SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250000932	421 BARTON		01/28/2025
250000781	480 BARTON		01/23/2025
250000778	429 BARTON		01/23/2025
250000753	504 BARTON		01/21/2025
240014289	134 WEXFORD		12/31/2024
240014285	508 WHITBY		12/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

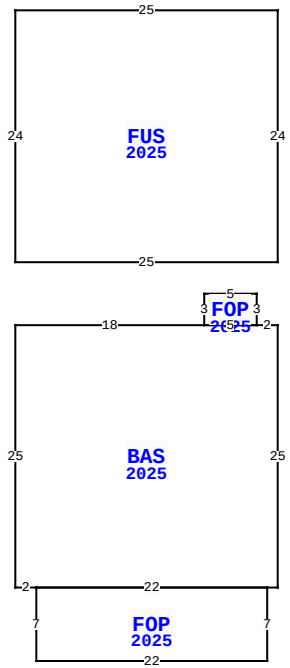
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

13 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240014185	524 WHITBY		12/27/2024
240014194	540 WHITBY		12/27/2024
240014195	556 WHITBY		12/27/2024
240014197	548 WHITBY		12/27/2024
240014184	532 WHITBY		12/27/2024
240014181	500 WHITBY		12/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

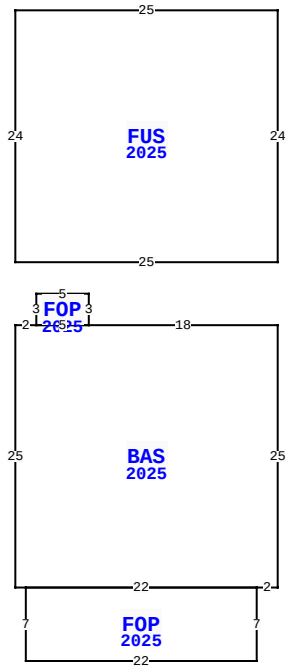
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

14 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240014102	516 WHITBY		12/20/2024
240014052	330 SEDDINGTON		12/19/2024
240014053	328 SEDDINGTON		12/19/2024
B240013577	TRASH COMPACTOR B	24,000	12/09/2024
240013313	553 WHITBY		12/02/2024
240013315	537 WHITBY		12/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

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Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	154	30	2025	46	5,502
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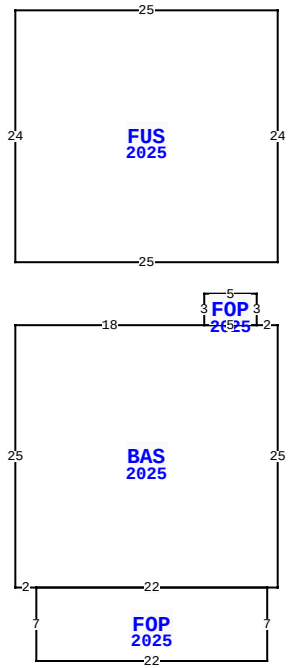
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

15 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013305	521 WHITBY		12/02/2024
240013313	553 WHITBY		12/02/2024
240013306	513 WHITBY		12/02/2024
240013310	505 WHITBY		12/02/2024
240013311	497 WHITBY		12/02/2024
240013312	489 WHITBY		12/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
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BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

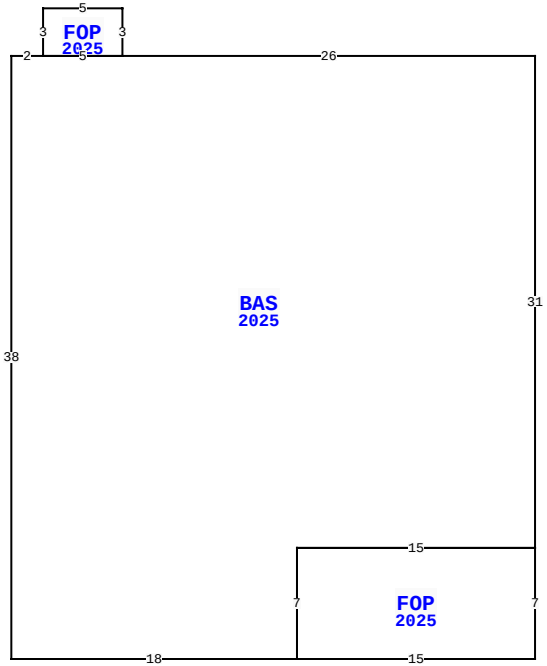
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

16 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

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NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013316	481 WHITBY		12/02/2024
240012337	385 WHITBY		11/04/2024
240013084	492 WHITBY		11/01/2024
240013085	476 WHITBY		11/01/2024
240013086	460 WHITBY		11/01/2024
240013088	444 WHITBY		11/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

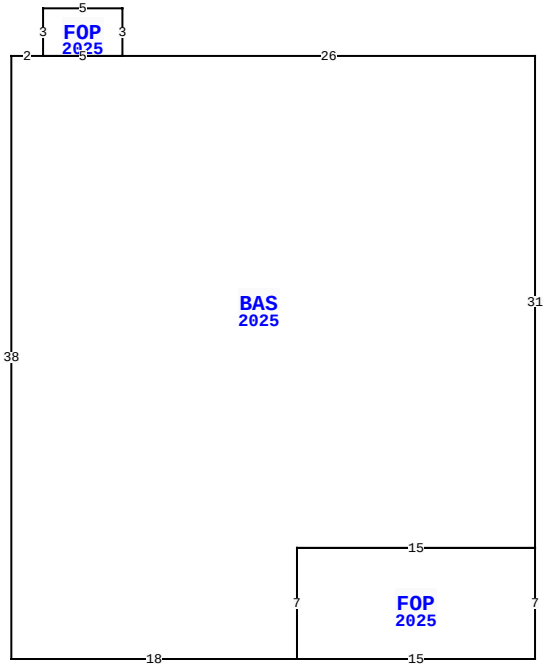
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

17 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013090	428 WHITBY		11/01/2024
240013089	436 WHITBY		11/01/2024
240013192	346 SEDDINGTON		11/01/2024
240013196	320 SEDDINGTON		11/01/2024
240013193	312 SEDDINGTON		11/01/2024
240012234	441 WHITBY		10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

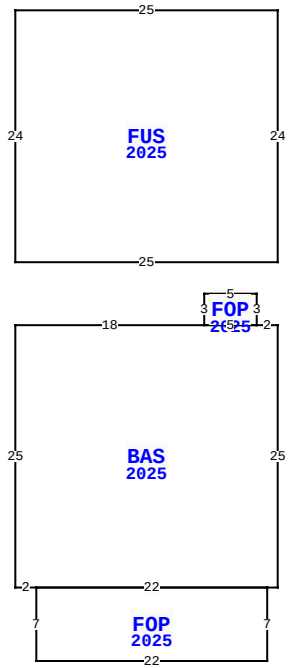
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	CUSTOM NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

18 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012233	439 WHITBY		10/31/2024
240012094	465 WHITBY		10/29/2024
240012093	417 WHITBY		10/29/2024
240012140	409 WHITBY		10/29/2024
240012092	401 WHITBY		10/29/2024
240012138	372 WHITBY		10/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

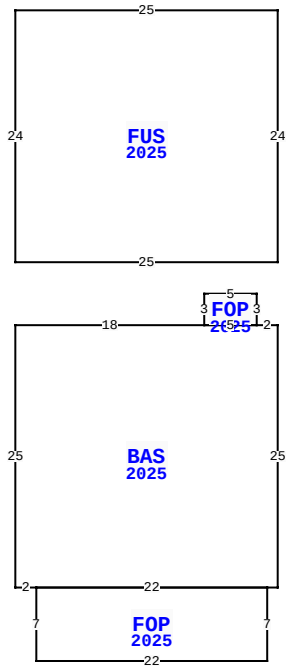
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

19 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012014	449 WHITBY		10/25/2024
240012012	433 WHITBY		10/25/2024
240012013	425 WHITBY		10/25/2024
240012010	393 WHITBY		10/25/2024
240011683	364 WHITBY		10/17/2024
240011382	335 HARLOW		10/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

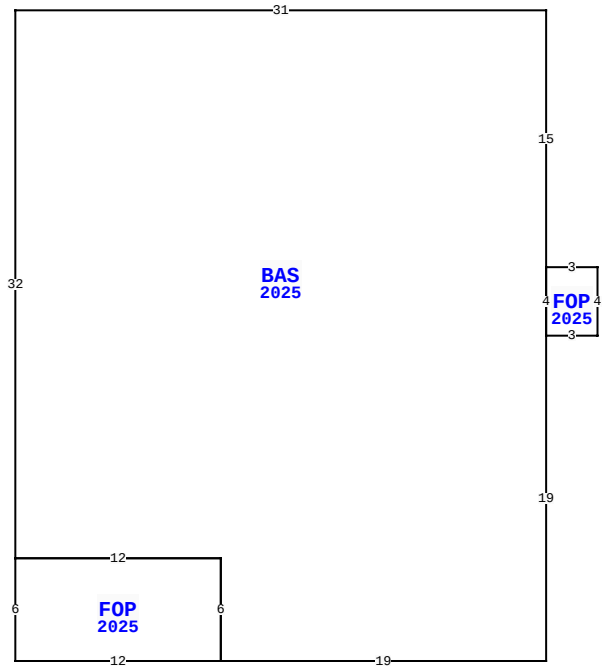
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

20 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240011308	404 WHITBY		10/04/2024
240011307	380 WHITBY		10/04/2024
230012705	355 CLAREMONT		10/03/2024
240011189	388 WHITBY		10/02/2024
240011191	356 WHITBY		10/02/2024
240011188	348 WHITBY		10/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

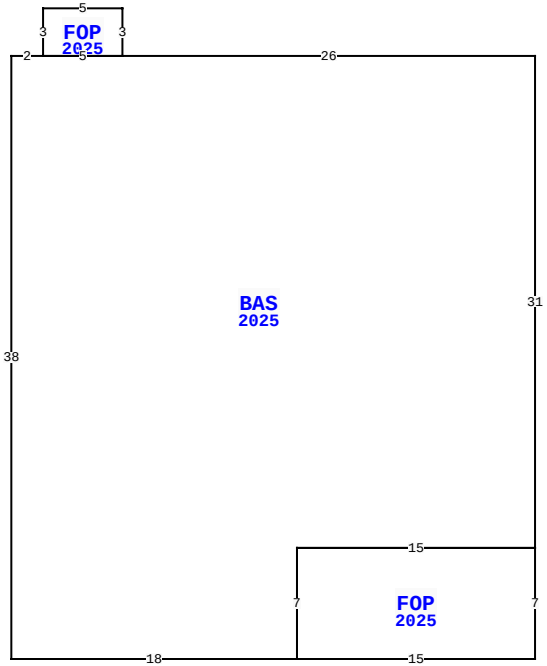
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

21 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240011070	319 HARLOW		09/30/2024
240011071	327 HARLOW		09/30/2024
230012188	180 WHITBY		09/21/2024
230012186	164 WHITBY		09/21/2024
240010733	340 WHITBY		09/18/2024
240010581	310 CLAREMONT		09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

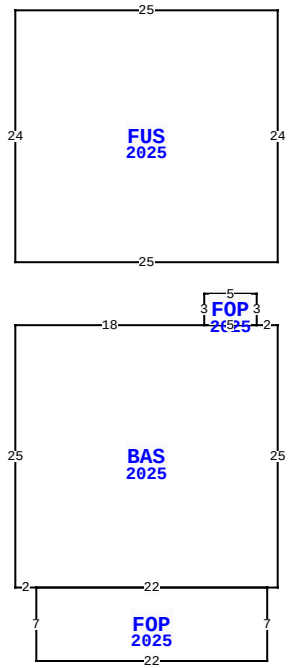
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

22 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

WILDLIGHT AV, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011824	268 WHITBY		09/15/2024
230011826	265 WHITBY		09/15/2024
230011829	241 WHITBY		09/15/2024
240010528	358 CLAREMONT		09/13/2024
240010537	350 CLAREMONT		09/13/2024
240010535	342 CLAREMONT		09/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

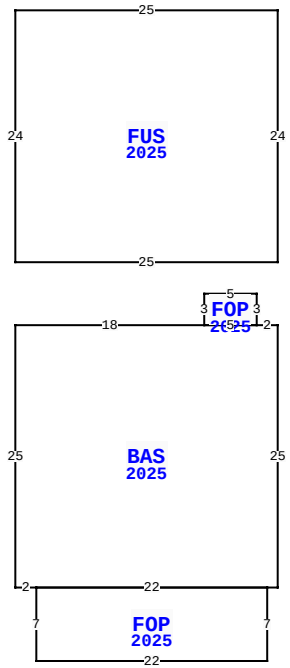
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

23 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010524	334 CLAREMONT		09/13/2024
240010534	302 CLAREMONT		09/13/2024
240010536	294 CLAREMONT		09/13/2024
240010526	324 WHITBY		09/13/2024
240010527	316 WHITBY		09/13/2024
240010117	343 WHITBY		09/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

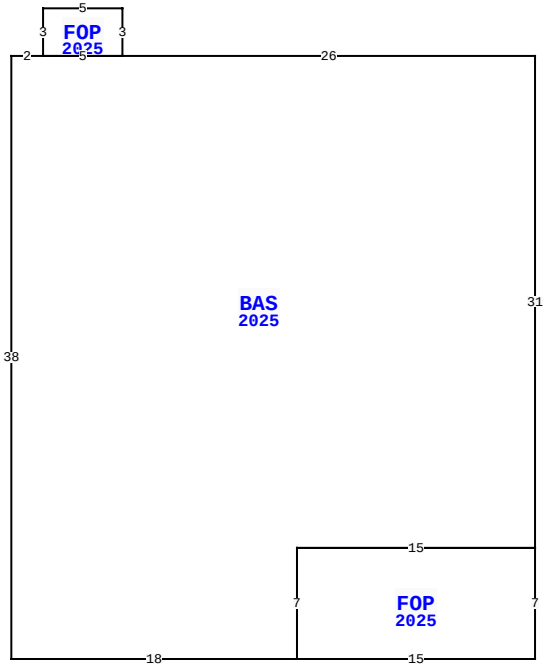
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

24 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240009887	343 HARLOW		08/27/2024
240009807	375 HARLOW		08/23/2024
240009813	367 HARLOW		08/23/2024
240009376	305 WHITBY		08/13/2024
240009376	305 WHITBY		08/13/2024
240009248	391 HARLOW		08/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

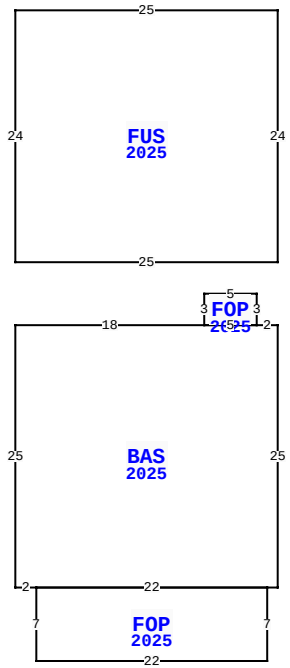
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

25 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240009243	383 HARLOW		08/08/2024
240008911	155 CLAREMONT		07/31/2024
240008740	139 CLAREMONT		07/29/2024
240008724	298 DORSET		07/26/2024
240008725	300 DORSET		07/26/2024
240008733	276 DORSET		07/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

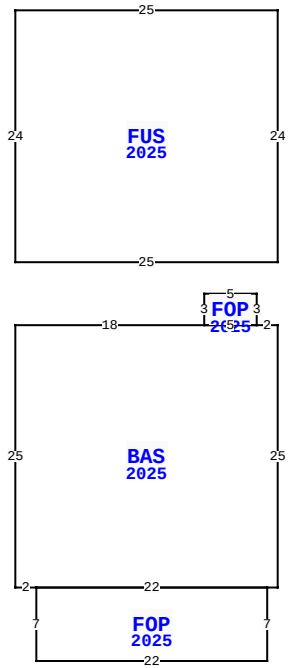
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

26 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240008722	254 DORSET		07/26/2024
240008704	256 DORSET		07/26/2024
240008734	171 CLAREMONT		07/26/2024
240008735	238 DORSET		07/26/2024
240008679	187 CLAREMONT		07/25/2024
240008692	179 CLAREMONT		07/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

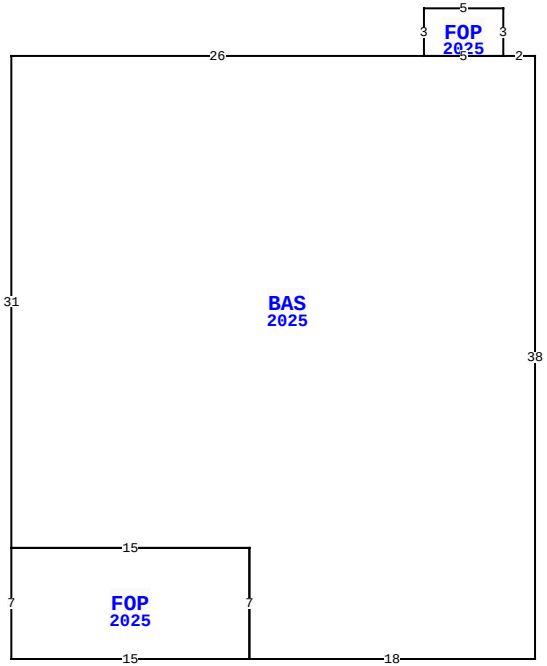
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

27 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240008688	163 CLAREMONT		07/25/2024
240008681	147 CLAREMONT		07/25/2024
240008589	364 WHITBY		07/23/2024
240008498	114 BARNSLEY		07/22/2024
240008497	106 BARNSLEY		07/22/2024
240008487	131 CLAREMONT		07/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

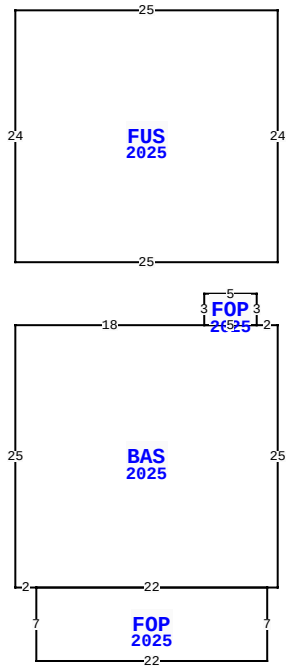
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

28 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240008486	115 CLAREMONT		07/19/2024
240008379	399 HARLOW		07/17/2024
240008354	122 BARNSLEY		07/17/2024
240008336	130 BARNSLEY		07/16/2024
240008248	396 DORSET		07/15/2024
240008244	380 DORSET		07/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

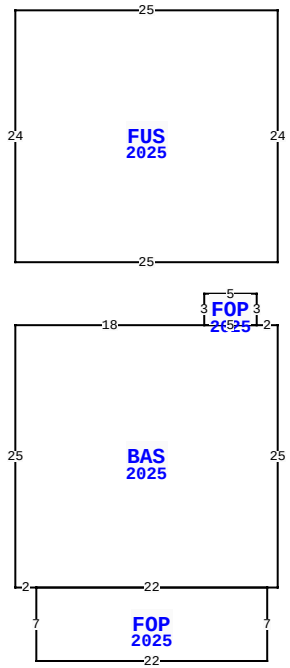
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

29 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240008249	127 BARNSLEY		07/15/2024
240008246	119 BARNSLEY		07/15/2024
240008245	111 BARNSLEY		07/15/2024
240007903	372 HARLOW		07/03/2024
240007899	370 HARLOW		07/03/2024
240007709	311 HARLOW		06/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

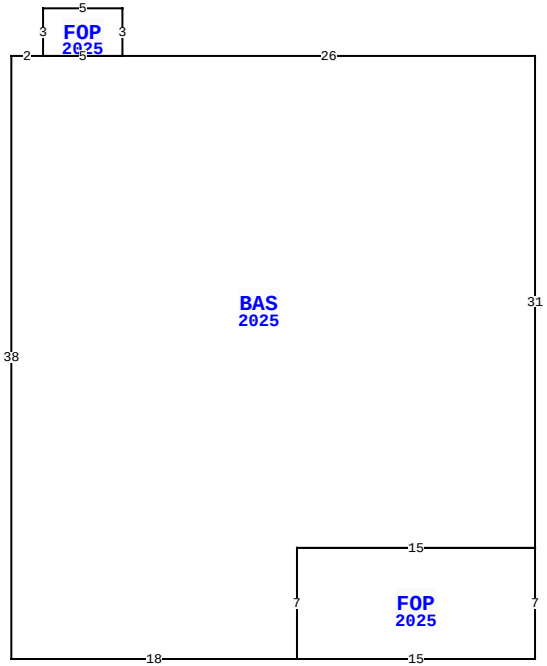
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

30 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240007682	338 HARLOW		06/28/2024
240007635	235 CLAREMONT		06/27/2024
240007636	227 CLAREMONT		06/27/2024
240007653	203 CLAREMONT		06/27/2024
240007609	322 HARLOW		06/27/2024
240007396	211 CLAREMONT		06/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

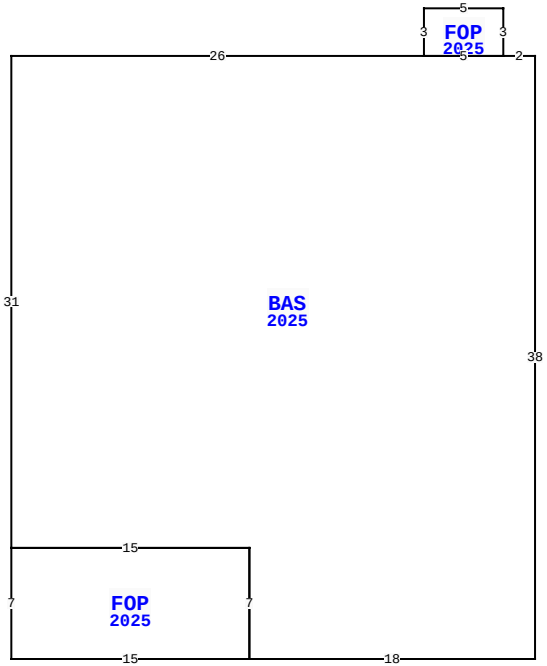
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

31 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240007394	364 HARLOW		06/21/2024
240007395	251 CLAREMONT		06/21/2024
240007206	406 DORSET		06/18/2024
240007120	347 CLAREMONT		06/17/2024
240007165	356 HARLOW		06/17/2024
240006919	283 CLAREMONT		06/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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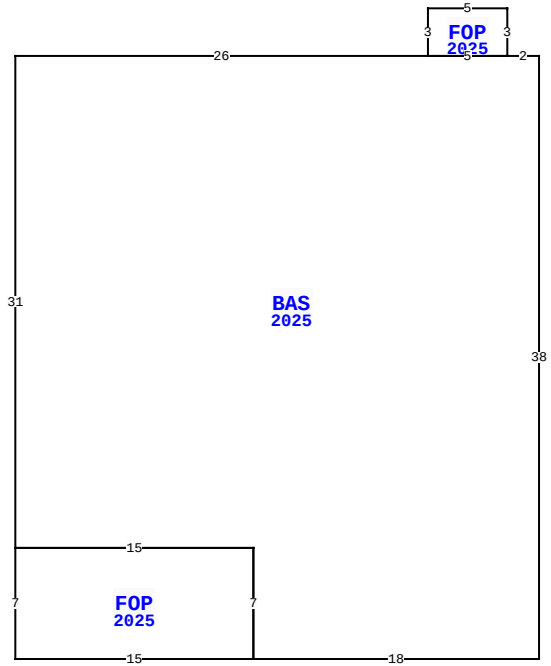
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

32 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
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BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240006894	348 HARLOW		06/11/2024
240006847	259 CLAREMONT		06/10/2024
240006848	267 CLAREMONT		06/10/2024
240006786	404 DORSET		06/06/2024
240006679	299 CLAREMONT		06/05/2024
240006716	298 WHITBY		06/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
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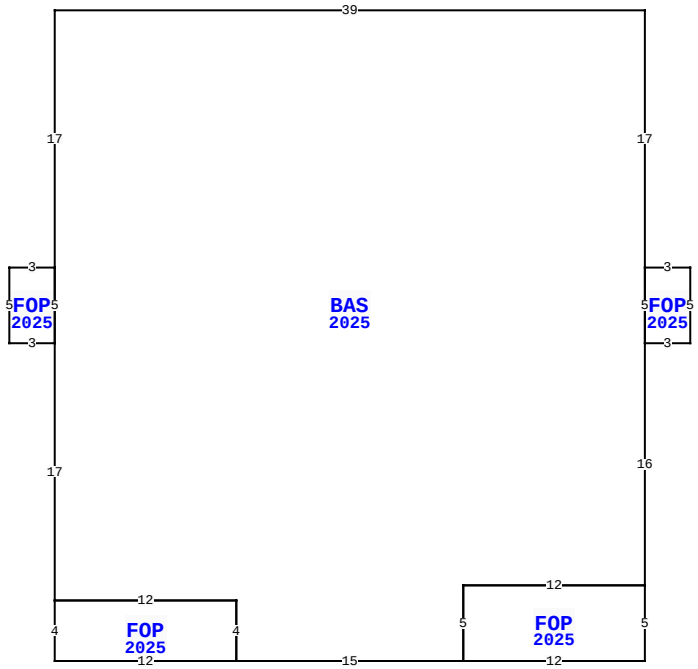
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

33 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240006584	243 CLAREMONT		06/03/2024
240006584	243 CLAREMONT		06/03/2024
240006533	394 HARLOW		05/31/2024
240006540	291 CLAREMONT		05/31/2024
240006540	291 CLAREMONT		05/31/2024
240006533	394 HARLOW		05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

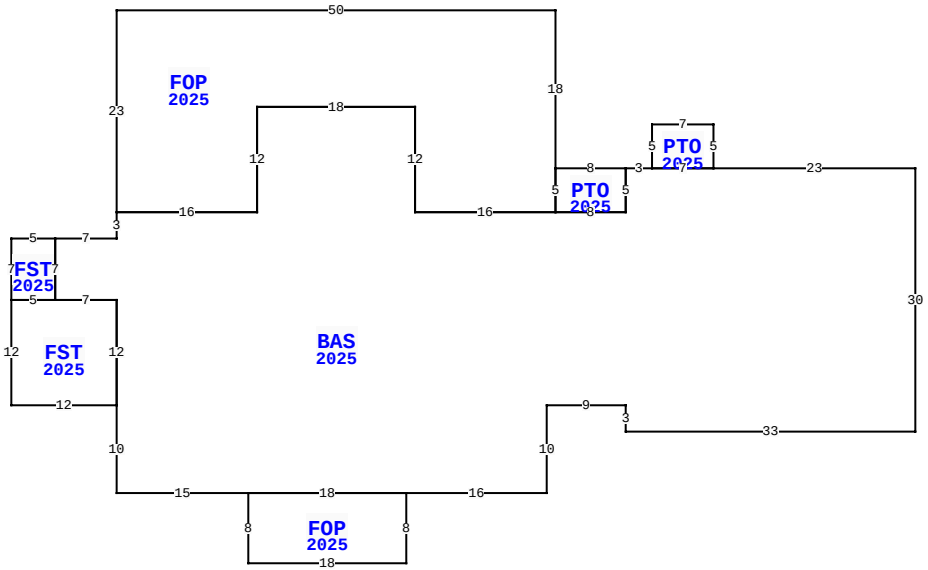
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,021	100	2025	3,021	436,293
FOP	144	30	2025	43	6,210
FOP	934	30	2025	280	40,438
FST	35	50	2025	18	2,600
FST	144	50	2025	72	10,398
PTO	35	5	2025	2	289
PTO	40	5	2025	2	289
TOTALS	4,353			3,438	496,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	3,438	132.4960	144.42	496,516	2024	2024	0	0	0	0.00	100.00

34 CLUB HOUSE – 0% - 2025 Heated Area: 3021 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240006524	244 WHITBY		05/31/2024
240006526	260 WHITBY		05/31/2024
240006528	276 WHITBY		05/31/2024
240006529	292 WHITBY		05/31/2024
240006537	355 CLAREMONT		05/31/2024
240006534	339 CLAREMONT		05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 N12 E18 S12 E16 E8 N5 E3 E7 E23 S30 W33 N3 W9 S10 W16 W18 W15 N10 N12 W7 N7 E7 N3 $
FOP=[YR=2025;ORIG=10,10] E16 N12 E18 S12 E16 N5 N18 W50 S23 $
FOP=[YR=2025;ORIG=25,42] E18 S8 W18 N8 $
FST=[YR=2025;ORIG=10,20] W7 W5 S12 E12 N12 $
PTO=[YR=2025;ORIG=60,10] E8 N5 W8 S5 $
FST=[YR=2025;ORIG=3,13] W5 S7 E5 N7 $
PTO=[YR=2025;ORIG=71,5] E7 N5 W7 S5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

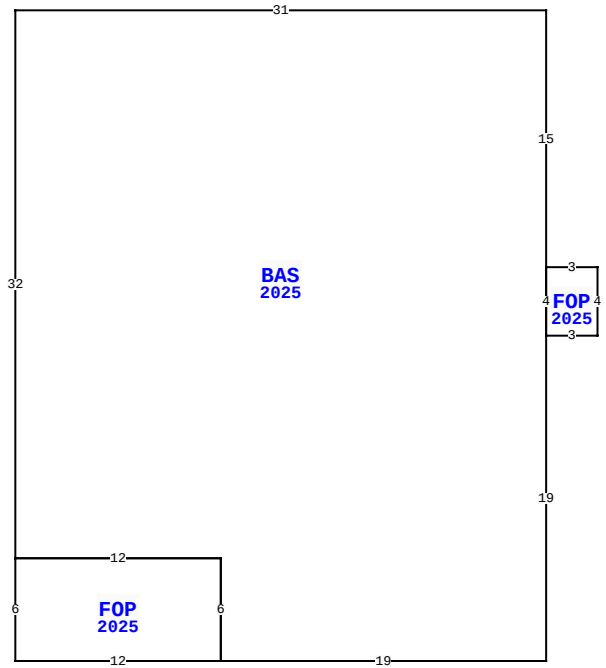
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

35 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240006531	331 CLAREMONT		05/31/2024
240006539	315 CLAREMONT		05/31/2024
240006544	275 CLAREMONT		05/31/2024
240006538	307 CLAREMONT		05/31/2024
240006523	323 CLAREMONT		05/31/2024
	164 WHITBY		05/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

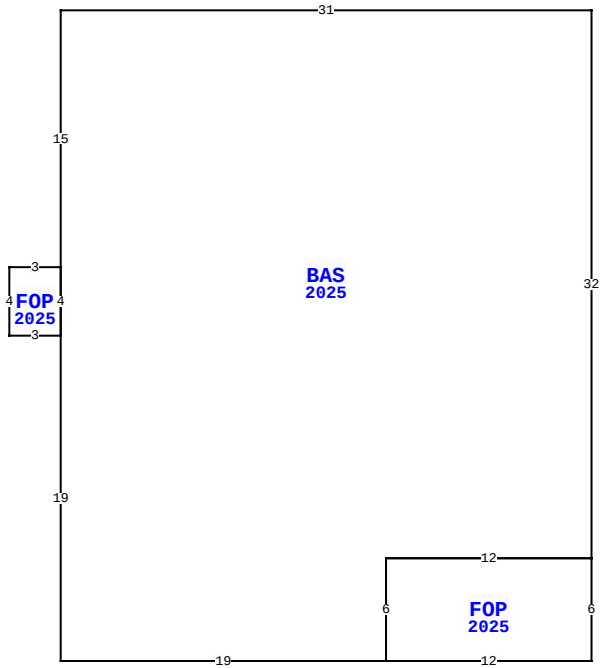
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

36 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	180 WHITBY		05/30/2024
	196 WHITBY		05/29/2024
240006240	300 WHITBY		05/24/2024
	188 WHITBY DR		05/23/2024
	172 WHITBY DR		05/23/2024
240006198	156 WHITBY		05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

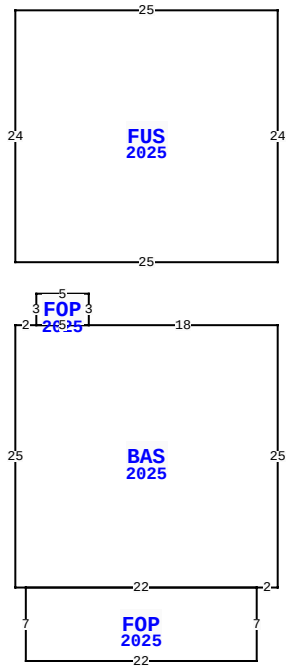
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

37 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006199	148 WHITBY		05/23/2024
CO240006192	132 WHITBY DR		05/23/2024
	289 WHITBY		05/16/2024
240005684	501 BARTON GARAGE		05/10/2024
240005685	450 BARTON GARAGE		05/10/2024
240005688	295 SALISBURY GAR		05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

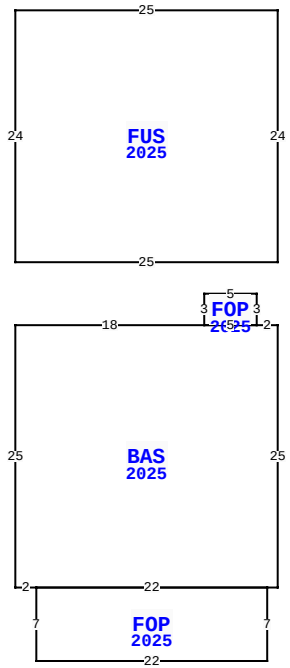
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

38 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240005697	286 CLAREMONT GAR		05/10/2024
	236 WHITBY		05/10/2024
	220 WHITBY		05/10/2024
	252 WHITBY		05/10/2024
	241 WHITBY		05/10/2024
	268 WHITBY		05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

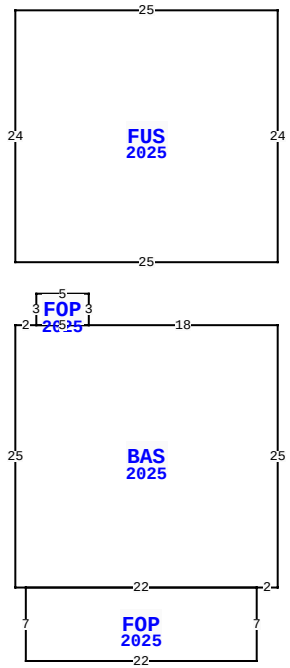
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

39 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	265 WHITBY		05/10/2024
	284 WHITBY		05/10/2024
	225 WHITBY		05/10/2024
	217 WHITBY		05/10/2024
B240005696	160 SALISBURY	191,843	05/10/2024
B240005691	157 SALISBURY	131,783	05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

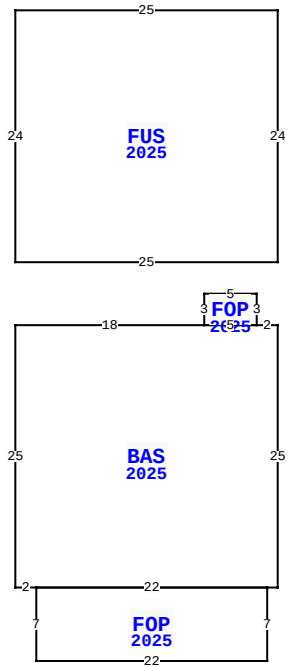
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

40 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005690	155 SALISBURY	131,783	05/10/2024
B240005714	512 BARTON	80,613	05/10/2024
CO240003897	209 WHITBY		04/04/2024
CO240003892	201 WHITBY		04/04/2024
CO240003885	193 WHITBY		04/04/2024
CO240003881	185 WHITBY		04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

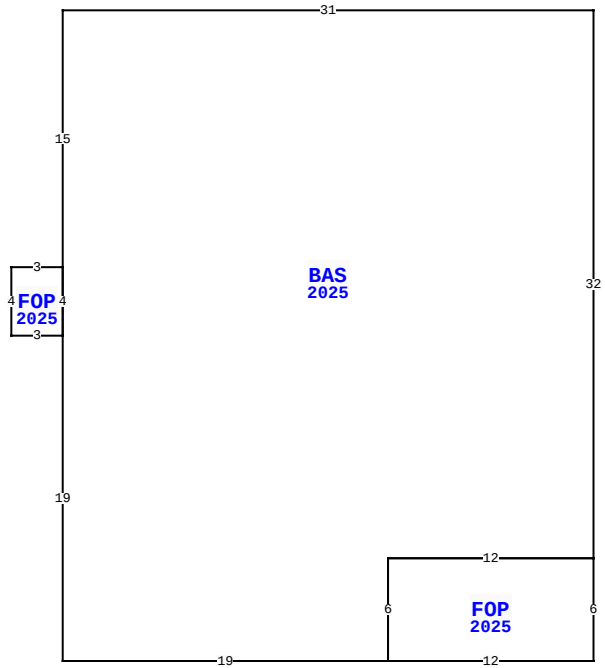
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

41 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003879	169 WHITBY		04/04/2024
CO240003877	153 WHITBY		04/04/2024
CO240003859	129 WHITBY		04/04/2024
CO240003898	137 WHITBY		04/04/2024
CO240003857	121 WHITBY		04/04/2024
CO240003852	113 WHITBY DR		04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

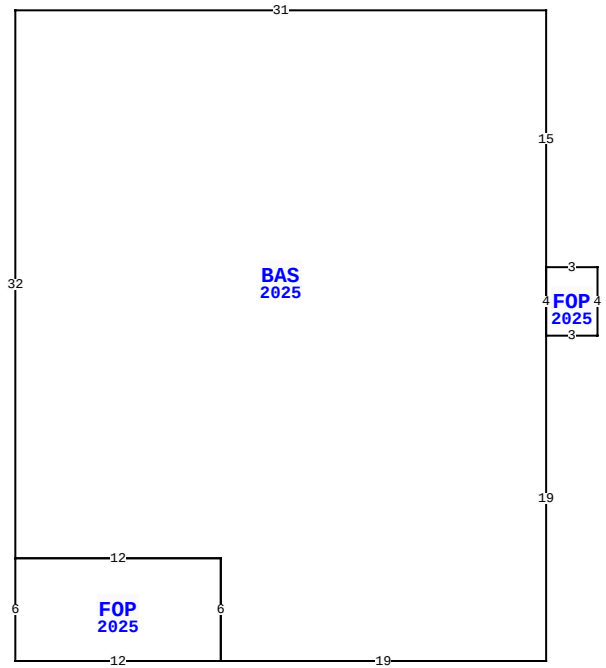
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

42 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002814	SWIMMING POOL COM	290,000	03/12/2024
B240002696	133 SALISBURY	198,301	03/07/2024
B240002694	125 SALISBURY	185,831	03/07/2024
B240002707	128 SALISBURY	198,301	03/07/2024
B240002693	120 SALISBURY	198,301	03/07/2024
B240002705	112 SALISBURY	185,831	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

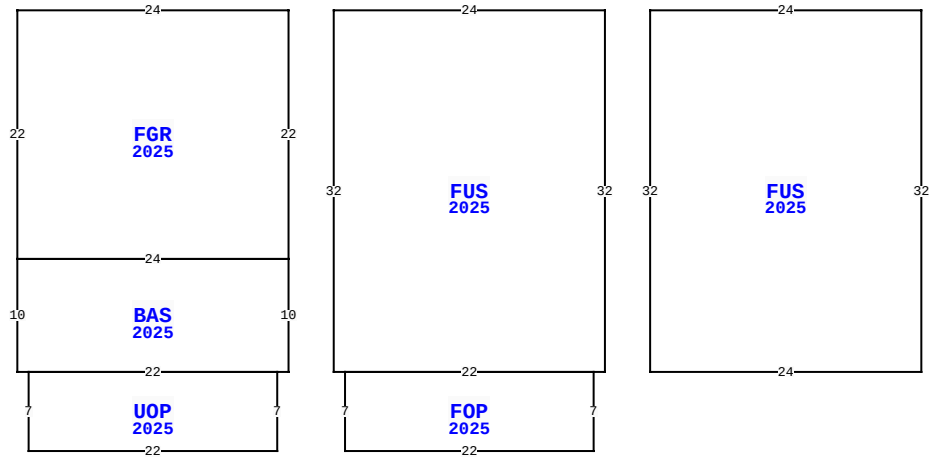
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

43 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002703	208 SALISBURY	198,301	03/07/2024
B240002702	200 SALISBURY	191,843	03/07/2024
B240002700	152 SALISBURY	198,301	03/07/2024
B240002713	144 SALISBURY	198,301	03/07/2024
B240002698	468 WHITBY	198,301	03/07/2024
B240002697	452 WHITBY	191,843	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

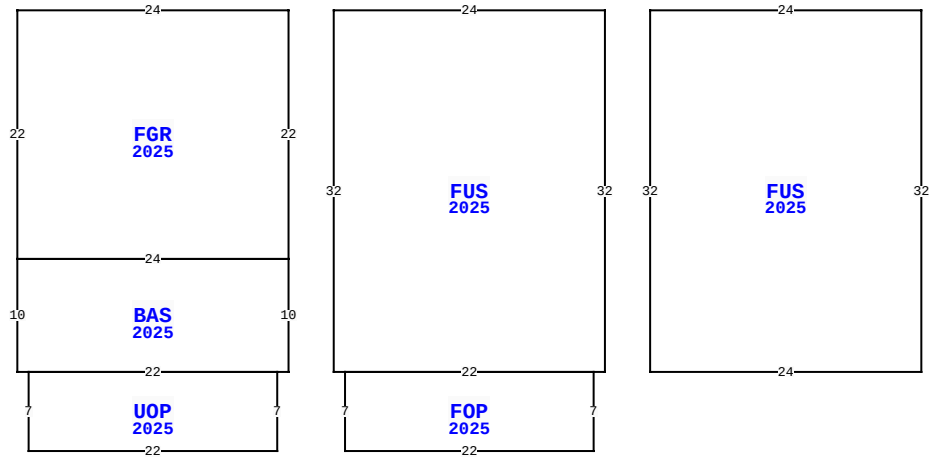
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

44 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002710	136 SALISBURY	191,843	03/07/2024
B240002709	141 WEXFORD	325,129	03/07/2024
B240002706	484 WHITBY	185,831	03/07/2024
B240002699	125 WEXFORD	125,129	03/07/2024
B240002723	117 WEXFORD	325,129	03/07/2024
B240002722	216 SALISBURY	198,301	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

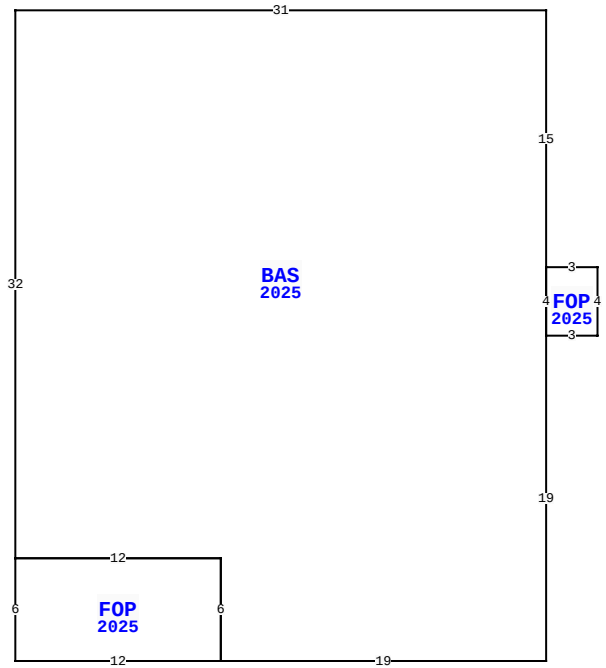
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

45 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002721	109 WEXFORD	325,129	03/07/2024
B240002719	128 WEXFORD	131,783	03/07/2024
B240002717	126 WEXFORD	131,783	03/07/2024
B240002242	197 SALISBURY	185,834	02/26/2024
B240002240	213 SALISBURY	198,301	02/26/2024
B240002239	205 SALISBURY	198,301	02/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

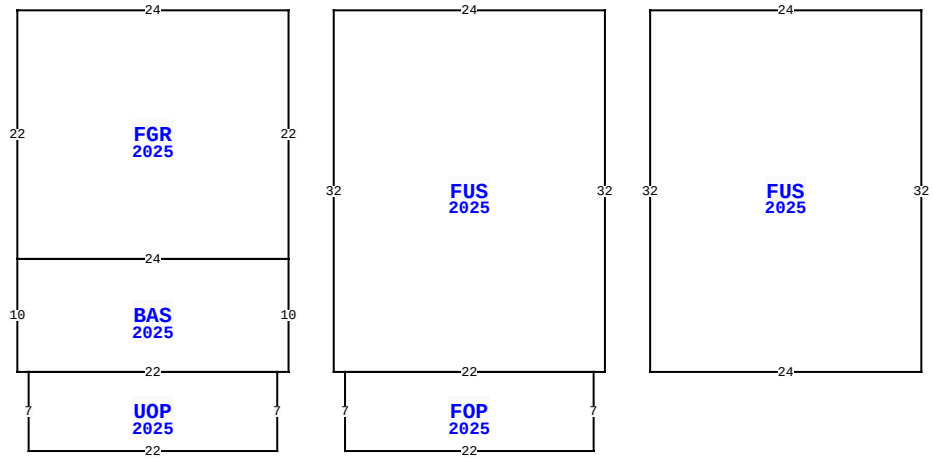
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

46 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002238	248 SALISBURY	191,843	02/26/2024
B240002237	269 SALISBURY	198,301	02/26/2024
B240002236	261 SALISBURY	198,301	02/26/2024
B240002235	253 SALISBURY	185,831	02/26/2024
B240002231	110 WEXFORD	198,301	02/26/2024
B240002234	232 SALISBURY	131,783	02/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

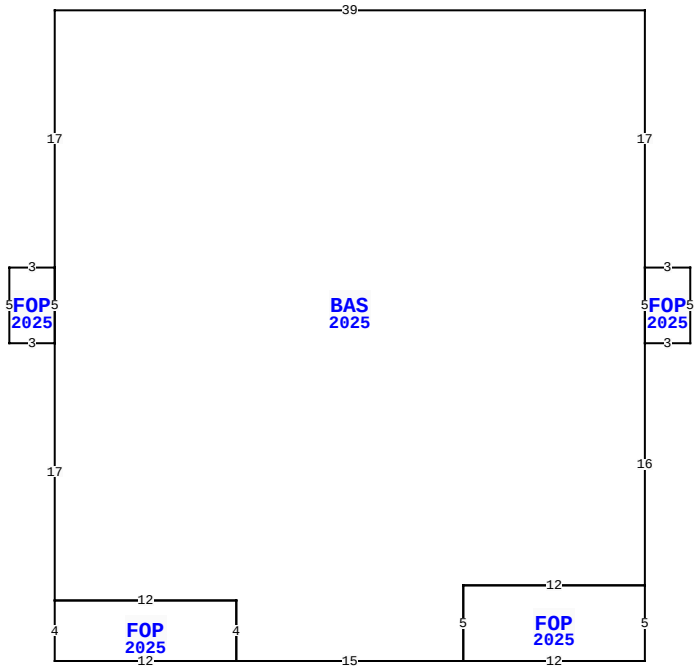
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

47 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001568	133 WEXFORD	325,129	02/07/2024
B240001569	296 SALISBURY	198,301	02/07/2024
B240001565	224 SALISBURY	191,843	02/07/2024
B240001534	134 WEXFORD	191,843	02/07/2024
B240001566	304 SALISBURY	185,831	02/07/2024
B240002233	118 WEXFORD	198,301	02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

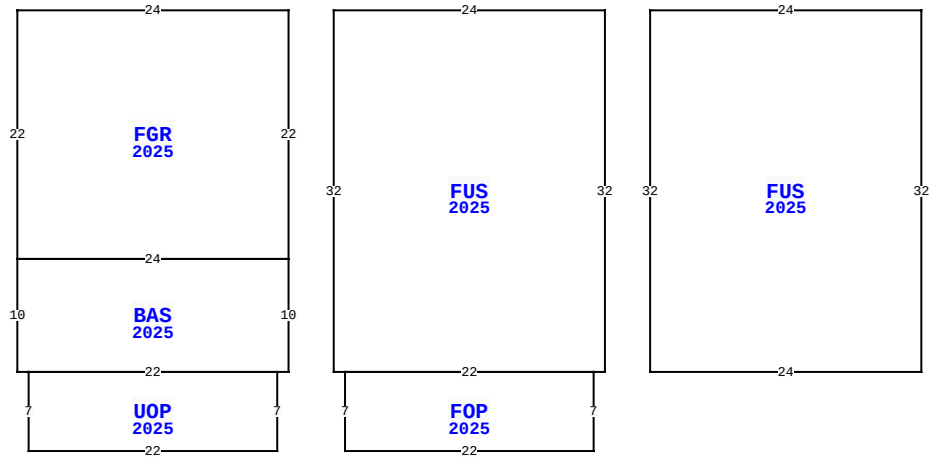
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

48 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001569	296 SALISBURY	198,301	02/07/2024
B240001568	133 WEXFORD	325,129	02/07/2024
B240001560	288 SALISBURY	198,301	02/07/2024
B240001561	256 SALISBURY	198,301	02/07/2024
B240001562	280 SALISBURY	185,831	02/07/2024
B240001555	264 SALISBURY	198,301	02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

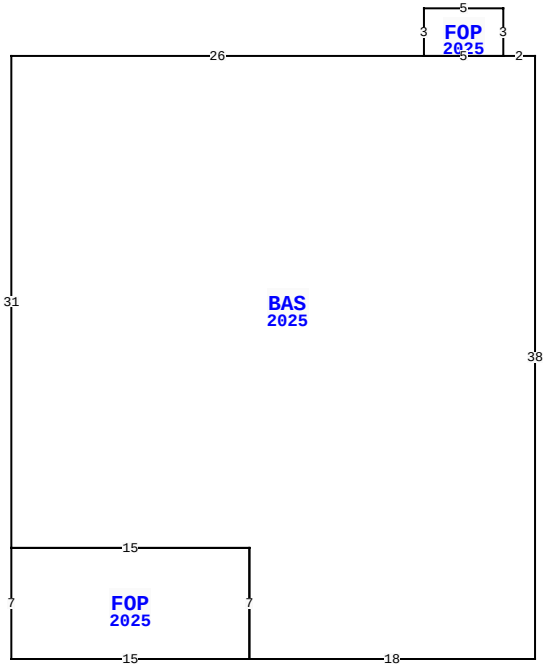
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

49 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001556	240 SALISBURY	198,301	02/07/2024
B240001557	472 BARTON	325,129	02/07/2024
B240001558	464 BARTON	325,129	02/07/2024
B240001559	461 BARTON	325,129	02/07/2024
B240001548	453 BARTON	325,129	02/07/2024
B240001550	445 BARTON	325,129	02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

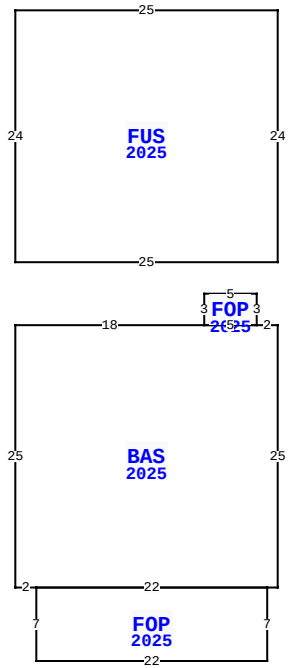
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

50 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001552	488 BARTON	325,129	02/07/2024
B240001553	480 BARTON	325,129	02/07/2024
B240001539	437 BARTON	325,129	02/07/2024
B240001546	429 BARTON	325,129	02/07/2024
B240001540	413 BARTON	325,129	02/07/2024
B240001544	421 BARTON	325,129	02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

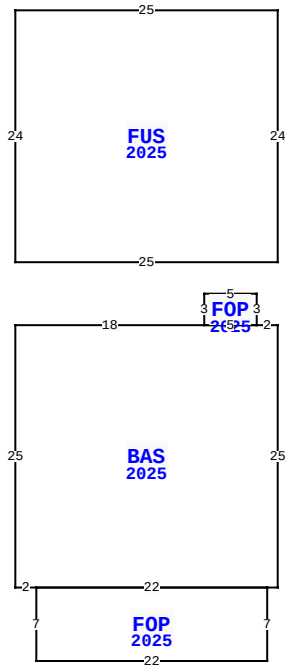
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

51 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001564	230 SALISBURY	131,783	02/07/2024
B240001563	274 SALISBURY	131,783	02/07/2024
B240001554	272 SALISBURY	131,783	02/07/2024
B240000639	500 WHITBY	198,301	01/18/2024
B240000638	508 WHITBY	198,301	01/18/2024
B240000633	516 WHITBY	185,831	01/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

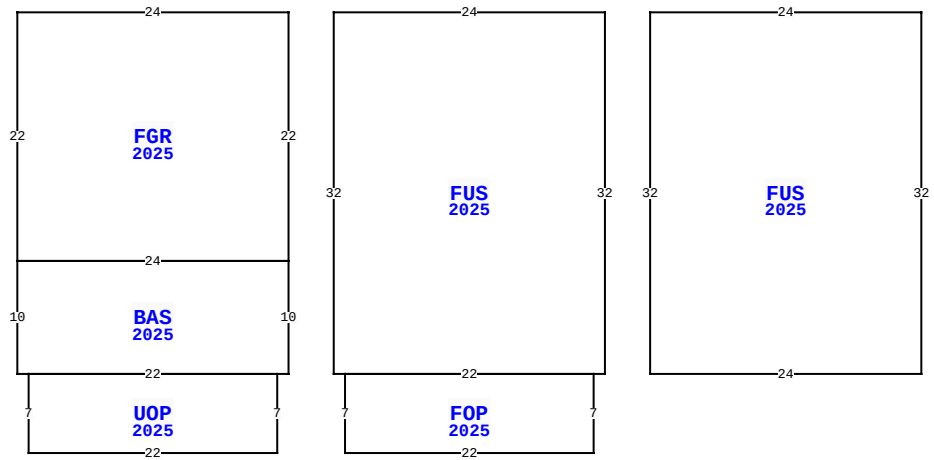
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

52 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000642	532 WHITBY	191,843	01/18/2024
B240000644	548 WHITBY	198,301	01/18/2024
B240000629	556 WHITBY	185,831	01/18/2024
B240000631	540 WHITBY	198,301	01/18/2024
B240000636	524 WHITBY	191,843	01/18/2024
B240000399	343 WHITBY	37,294	01/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

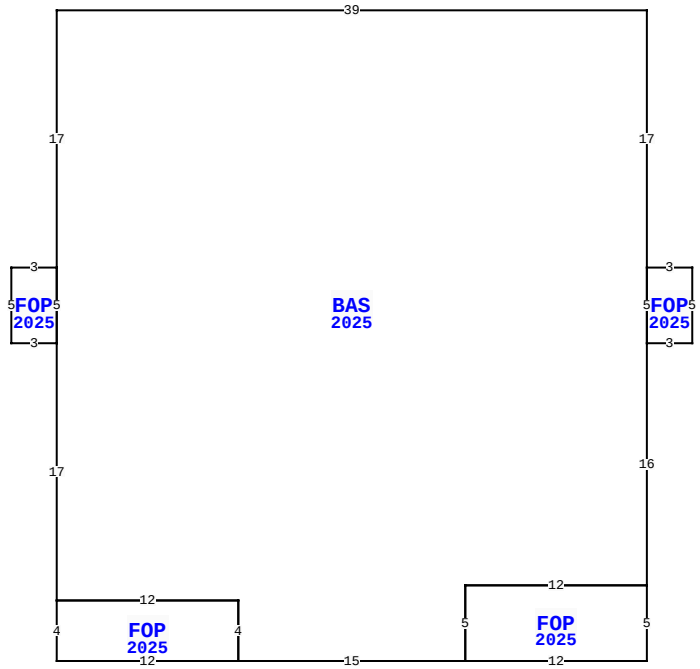
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

53 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000069	481 WHITBY	198,301	01/03/2024
B240000071	489 WHITBY	198,301	01/03/2024
B240000072	497 WHITBY	191,843	01/03/2024
B240000073	505 WHITBY	198,301	01/03/2024
B240000078	513 WHITBY	191,843	01/03/2024
B240000076	553 WHITBY	185,831	01/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

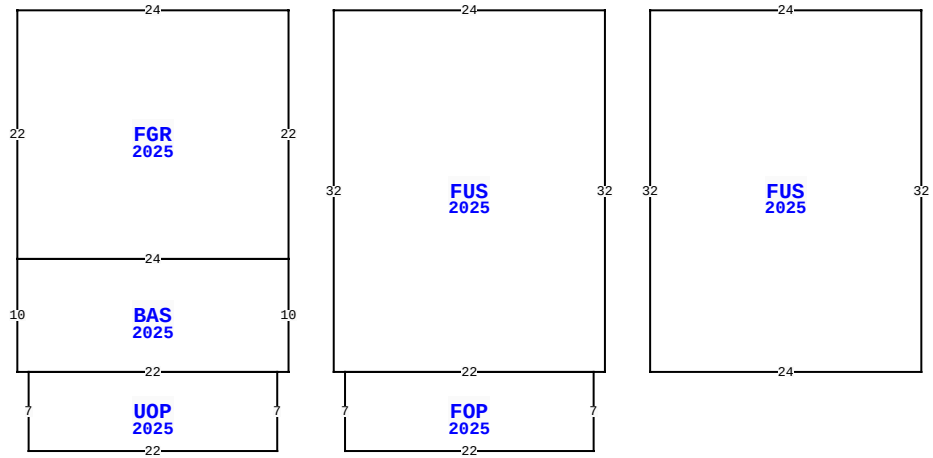
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

54 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000075	521 WHITBY	198,301	01/03/2024
B240000074	537 WHITBY	191,843	01/03/2024
B240000080	496 BARTON	325,129	01/03/2024
B240000079	504 BARTON	325,129	01/03/2024
B230015959	312 SEDDINGTON	198,301	12/13/2023
B230015960	320 SEDDINGTON	198,301	12/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

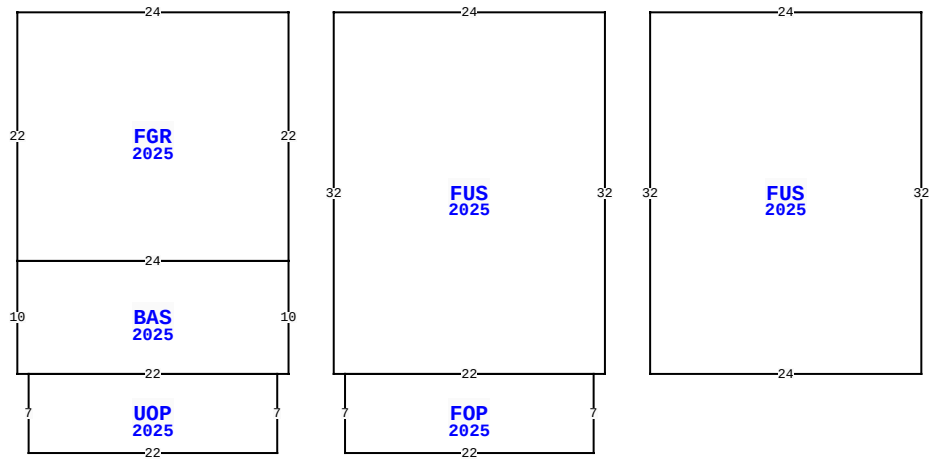
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

55 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015965	385 WHITBY	185,831	12/13/2023
B230015966	393 WHITBY	185,831	12/13/2023
B230015967	401 WHITBY	198,301	12/13/2023
B230015934	409 WHITBY	191,843	12/13/2023
B230015936	417 WHITBY	198,301	12/13/2023
B230015937	425 WHITBY	191,843	12/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

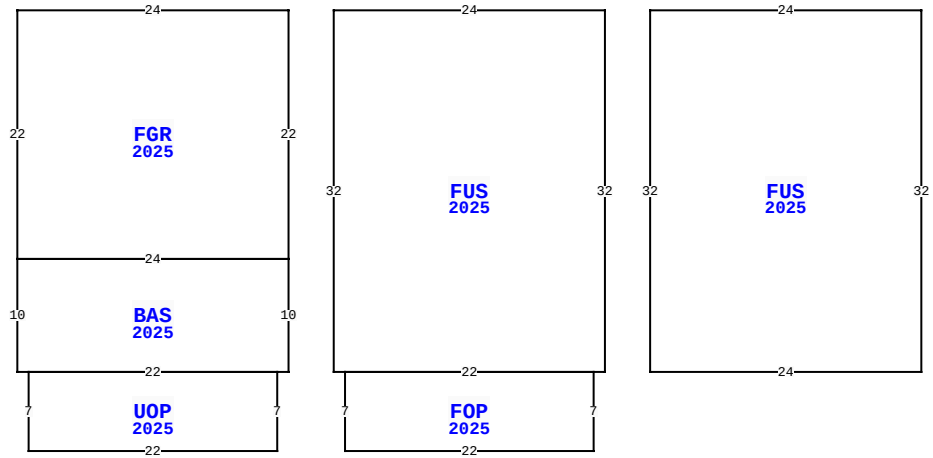
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

56 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015940	433 WHITBY	198,301	12/13/2023
B230015952	449 WHITBY	191,843	12/13/2023
B230015955	465 WHITBY	191,843	12/13/2023
B230015964	346 SEDDINGTON	191,843	12/13/2023
B230015942	436 WHITBY	198,301	12/13/2023
B230015939	428 WHITBY	198,301	12/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

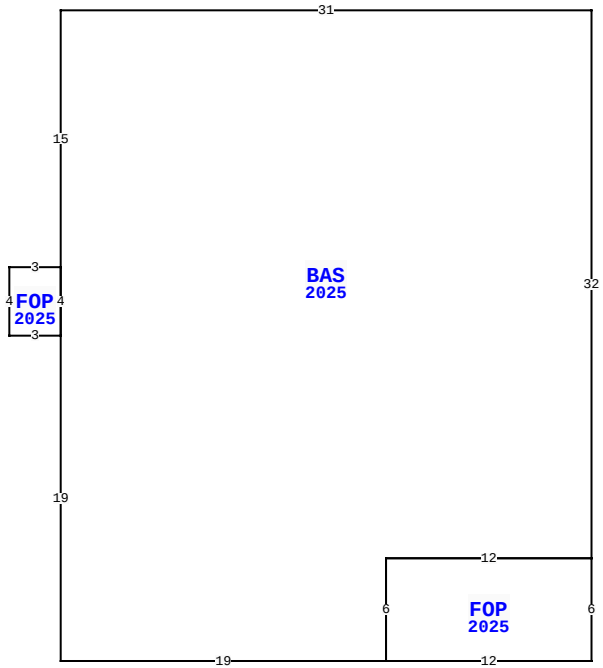
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

57 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015947	444 WHITBY	185,831	12/13/2023
B230015954	460 WHITBY	191,843	12/13/2023
B230015956	476 WHITBY	198,301	12/13/2023
B230015957	492 WHITBY	185,831	12/13/2023
B230015943	439 WHITBY	131,783	12/13/2023
B230015945	441 WHITBY	131,783	12/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

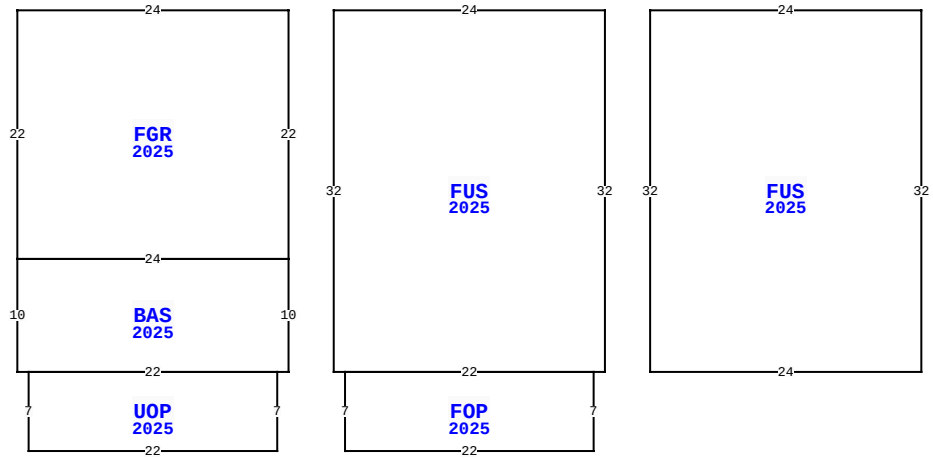
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2025	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2025	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

58 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015962	328 SEDDINGTON	131,783	12/13/2023
B230015963	330 SEDDINGTON	131,783	12/13/2023
B230015475	358 CLAREMONT	191,843	12/04/2023
B230015479	348 WHITBY	191,843	12/04/2023
B230015478	356 WHITBY	191,843	12/04/2023
B230015471	364 WHITBY	198,301	12/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,10] E24 S22 W24 N22 $
BAS=[YR=2025;ORIG=10,32] E24 S10 W1 W22 W1 N10 $
UOP=[YR=2025;ORIG=11,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=38,10] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=39,42] E22 S7 W22 N7 $
FUS=[YR=2025;ORIG=66,10] E24 S32 W24 N32 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

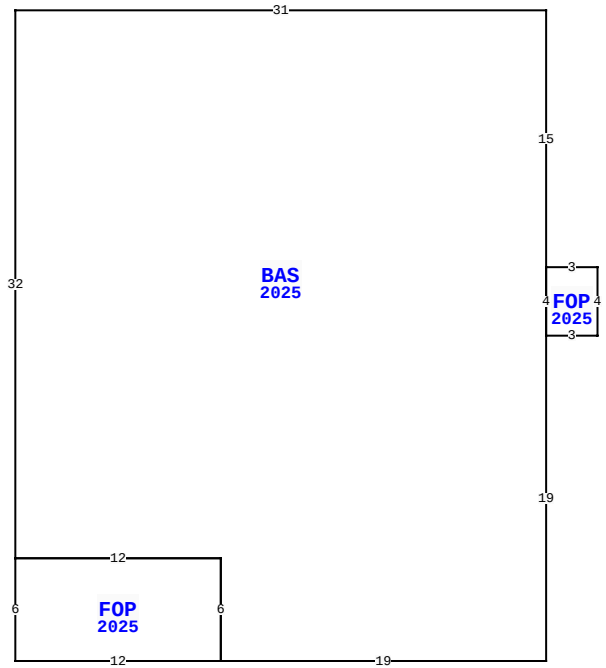
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

59 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015474	372 WHITBY	198,301	12/04/2023
B230015473	380 WHITBY	191,843	12/04/2023
B230015476	388 WHITBY	198,301	12/04/2023
B230015477	404 WHITBY	185,831	12/04/2023
B230014785	294 CLAREMONT	198,301	11/16/2023
B230014791	302 CLAREMONT	198,301	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

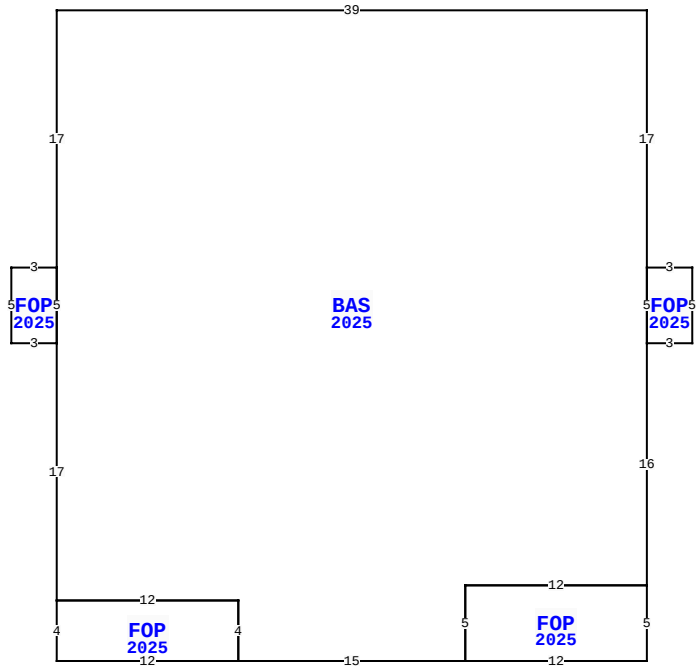
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

60 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014788	310 CLAREMONT	198,301	11/16/2023
B230014790	333 SEDDINGTON	325,129	11/16/2023
B230014789	334 CLAREMONT	198,301	11/16/2023
B230014792	341 SEDDINGTON	325,129	11/16/2023
B230014787	342 CLAREMONT	198,301	11/16/2023
B230014786	350 CLAREMONT	185,831	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

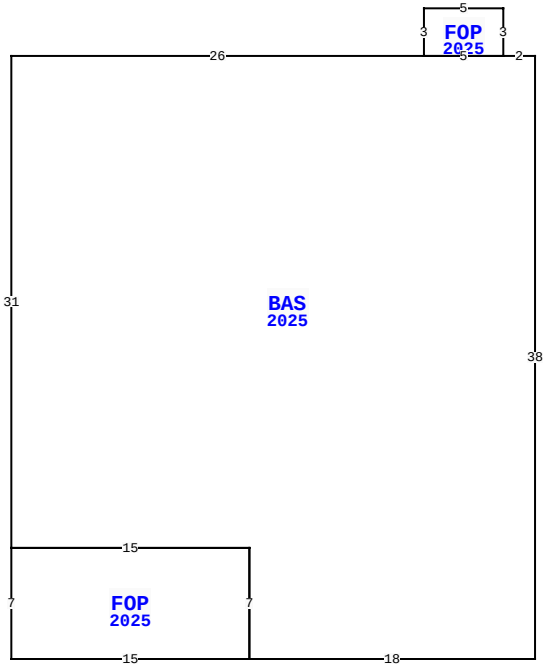
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

61 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014654	311 HARLOW	325,129	11/14/2023
B230014661	238 DORSET	185,831	11/14/2023
B230014655	316 WHITBY	191,843	11/14/2023
B230014629	324 WHITBY	198,301	11/14/2023
B230014643	340 WHITBY	198,301	11/14/2023
B230014644	332 WHITBY	185,831	11/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

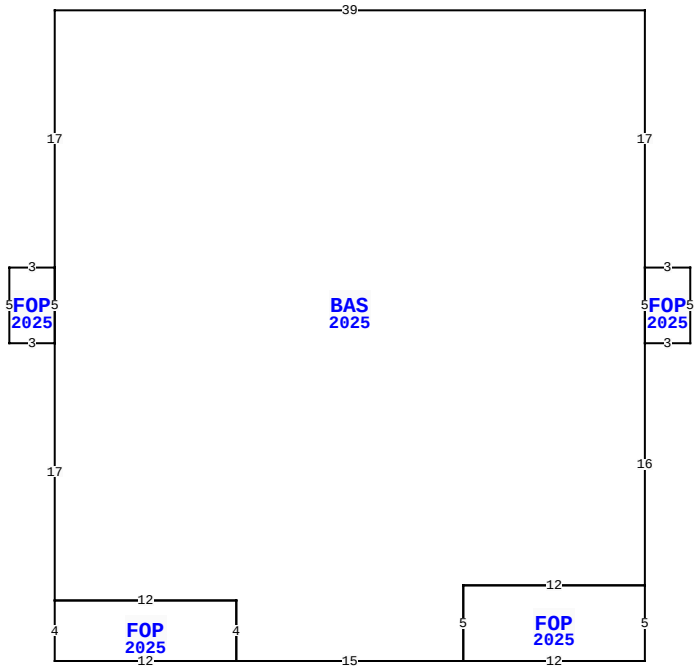
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

62 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014541	305 WHITBY	812,578	11/09/2023
230013240	130 BARNSLEY		10/16/2023
230013242	122 BARNSLEY		10/16/2023
230013241	114 BARNSLEY		10/16/2023
230013216	106 BARNSLEY		10/16/2023
230013214	187 CLAREMONT		10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

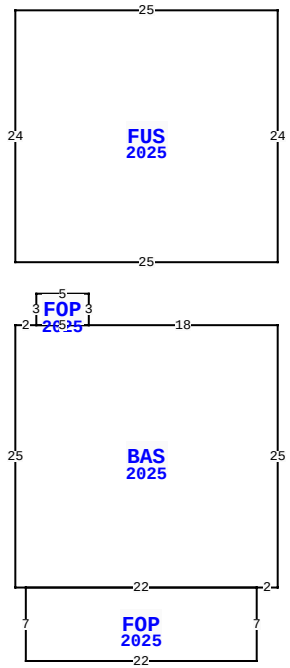
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

63 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013213	179 CLAREMONT		10/16/2023
230013217	163 CLAREMONT		10/16/2023
230013219	147 CLAREMONT		10/16/2023
230013221	131 CLAREMONT		10/16/2023
230013222	115 CLAREMONT		10/16/2023
230013238	254 DORSET	131,783	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

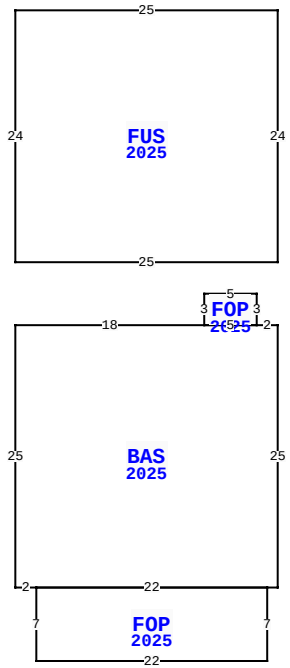
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

64 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013239	256 DORSET	131,783	10/16/2023
230013226	298 DORSET	131,783	10/16/2023
230013236	300 DORSET	131,783	10/16/2023
230012700	127 BARNSLEY		10/03/2023
230012701	119 BARNSLEY		10/03/2023
230012702	111 BARNSLEY		10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

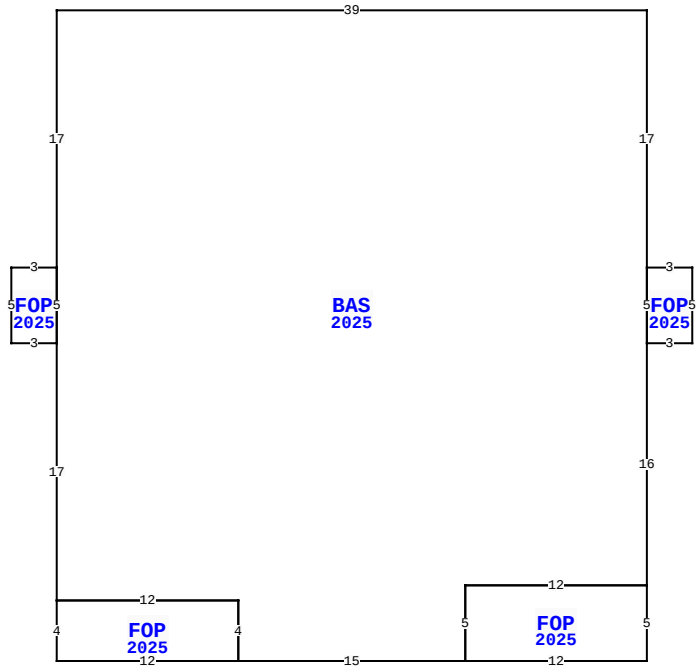
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

65 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012703	103 BARNSLEY		10/03/2023
230012707	347 CLAREMONT		10/03/2023
230012709	331 CLAREMONT		10/03/2023
230012716	339 CLAREMONT		10/03/2023
230012710	292 WHITBY		10/03/2023
230012711	276 WHITBY		10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

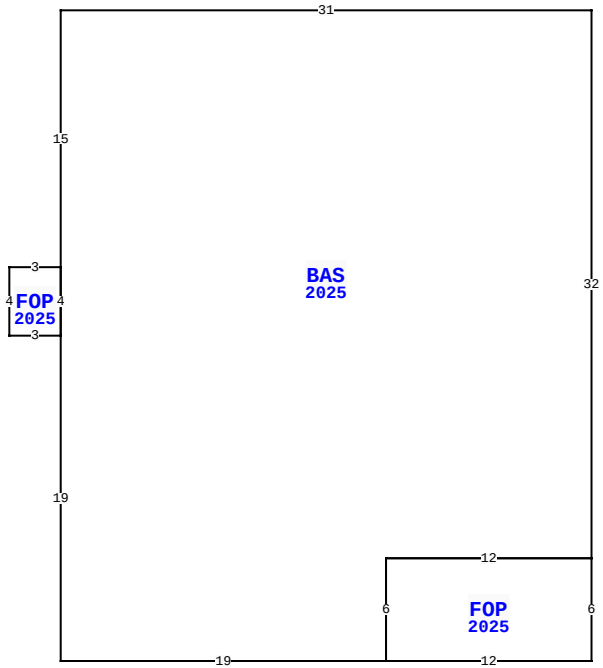
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

66 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012712	260 WHITBY		10/03/2023
230012713	244 WHITBY		10/03/2023
230012704	394 HARLOW		10/03/2023
230012460	298 WHITBY		09/27/2023
230012171	227 CLAREMONT		09/21/2023
230012167	211 CLAREMONT		09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

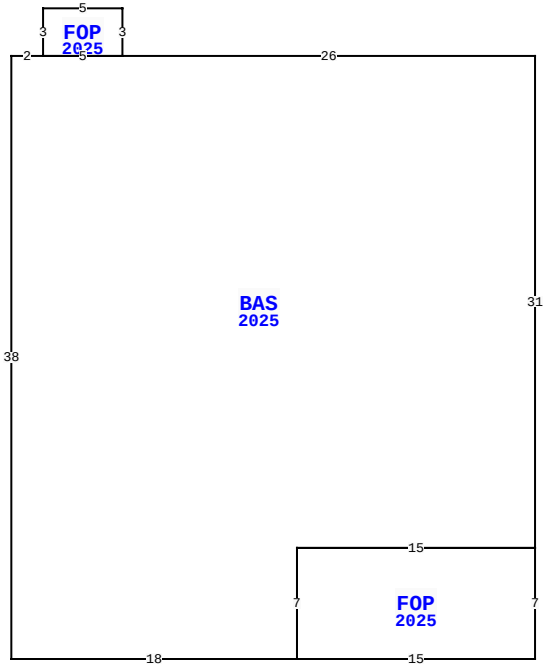
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

67 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012196	372 HARLOW		09/21/2023
230012195	370 HARLOW		09/21/2023
230012181	364 HARLOW		09/21/2023
230012180	356 HARLOW		09/21/2023
230012179	348 HARLOW		09/21/2023
230012177	338 HARLOW		09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

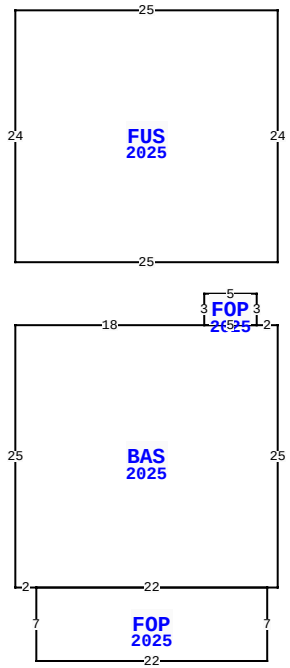
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

68 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012176	322 HARLOW		09/21/2023
230012175	235 CLAREMONT		09/21/2023
230012151	251 CLAREMONT		09/21/2023
230012164	315 CLAREMONT		09/21/2023
230012160	291 CLAREMONT		09/21/2023
230012156	275 CLAREMONT		09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	105	30	2025	32	3,867
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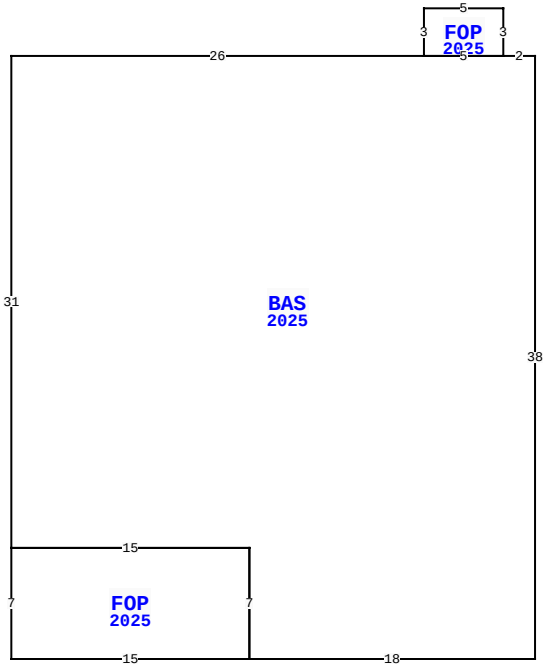
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

69 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012154	259 CLAREMONT		09/21/2023
230012150	243 CLAREMONT		09/21/2023
230012183	132 WHITBY		09/21/2023
230012155	267 CLAREMONT		09/21/2023
230012159	283 CLAREMONT		09/21/2023
230012161	299 CLAREMONT		09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

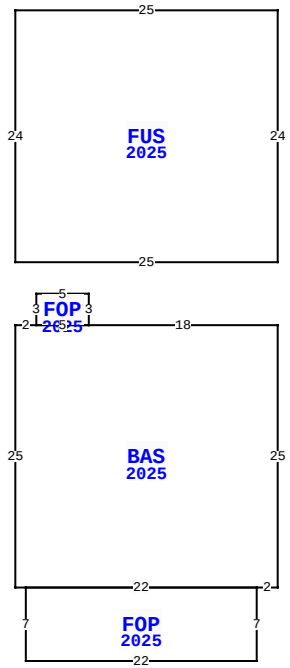
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

70 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012149	323 CLAREMONT		09/21/2023
230012192	404 DORSET		09/21/2023
230012190	196 WHITBY		09/21/2023
230012189	188 WHITBY		09/21/2023
230012187	172 WHITBY		09/21/2023
230012185	156 WHITBY		09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

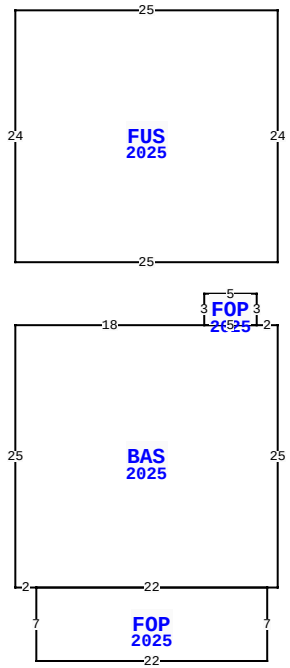
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

71 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230018184	148 WHITBY		09/21/2023
230011821	300 WHITBY		09/15/2023
230011822	289 WHITBY		09/15/2023
230011825	284 WHITBY		09/15/2023
230011827	252 WHITBY		09/15/2023
230011817	236 WHITBY		09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

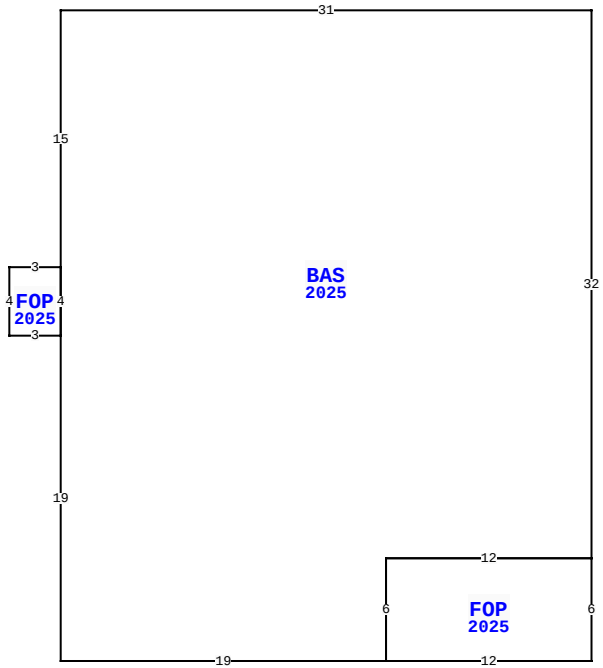
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

72 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011819	220 WHITBY		09/15/2023
230011818	225 WHITBY		09/15/2023
230011820	217 WHITBY		09/15/2023
230011609	209 WHITBY		09/12/2023
230011608	201 WHITBY		09/12/2023
230011607	193 WHITBY		09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

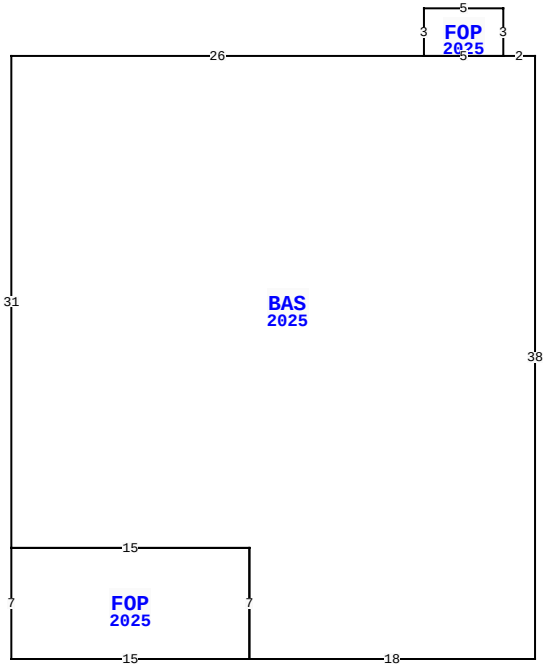
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

73 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011606	185 WHITBY		09/12/2023
230011605	169 WHITBY		09/12/2023
230011604	153 WHITBY	200,470	09/12/2023
230011603	137 WHITBY	193,891	09/12/2023
230011602	129 WHITBY	200,470	09/12/2023
230011601	121 WHITBY	200,470	09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

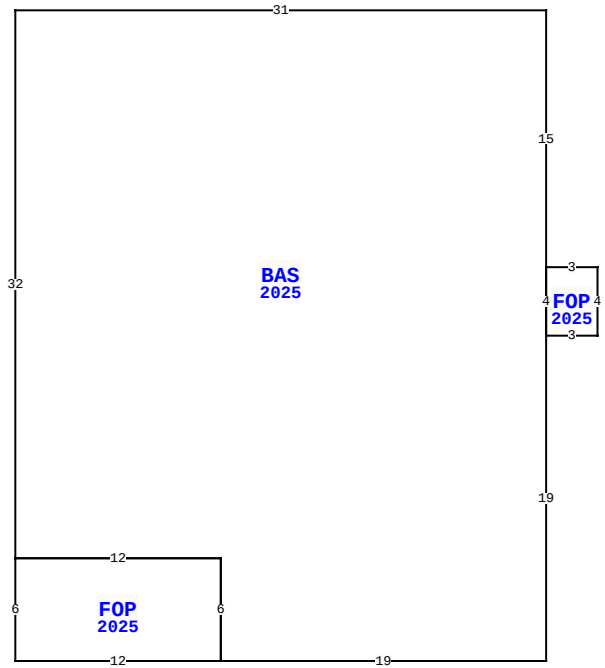
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

74 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011600	113 WHITBY	193,891	09/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

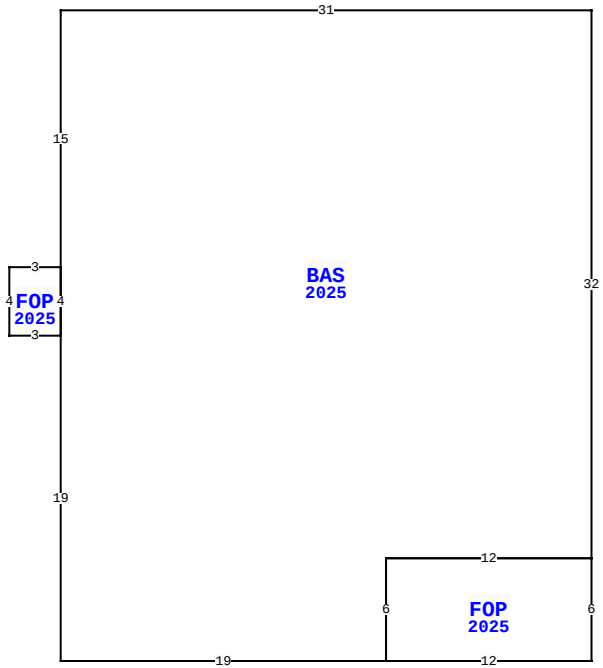
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

75 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

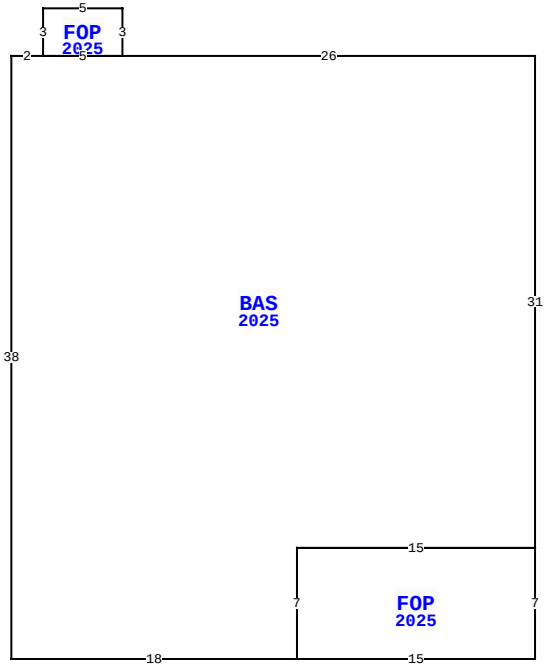
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

76 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

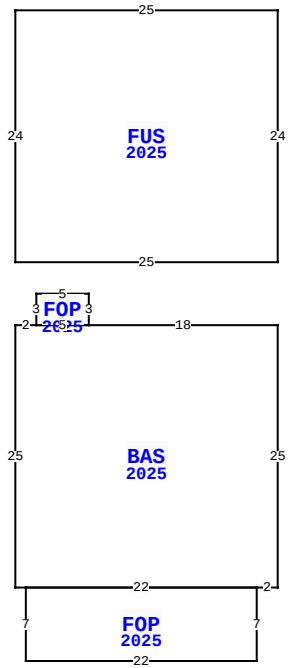
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

77 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

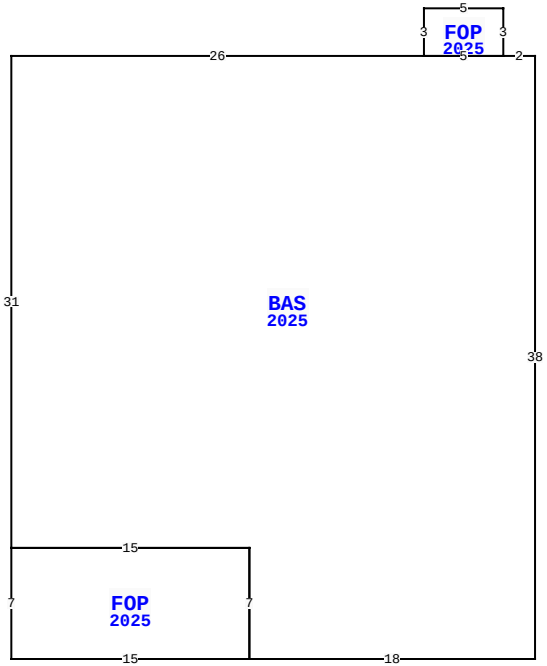
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

78 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

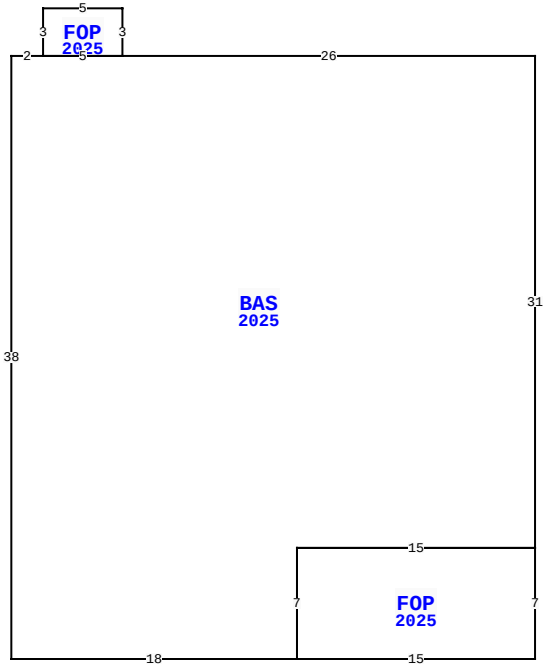
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

79 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
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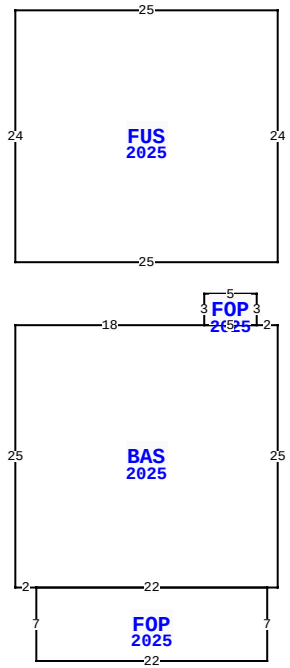
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

80 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 80 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

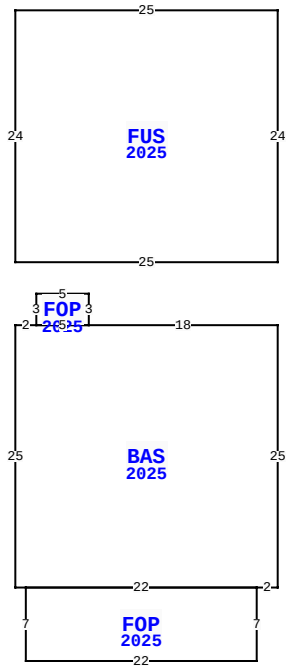
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

81 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 81 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

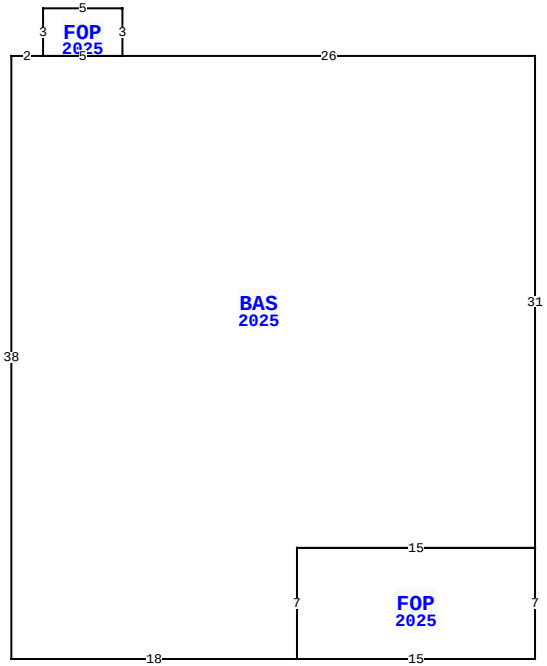
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

82 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

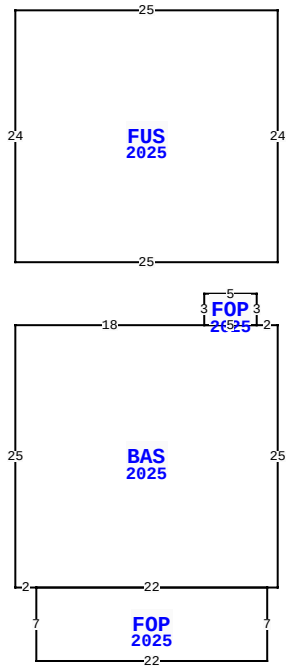
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

83 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
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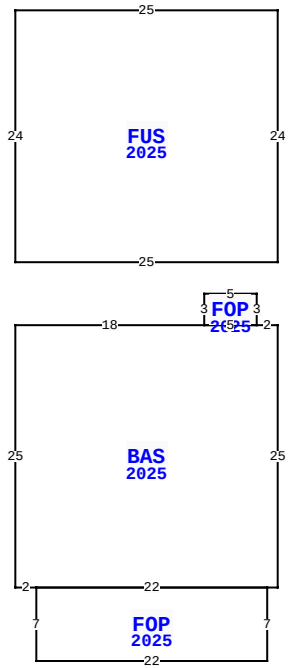
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

84 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 84 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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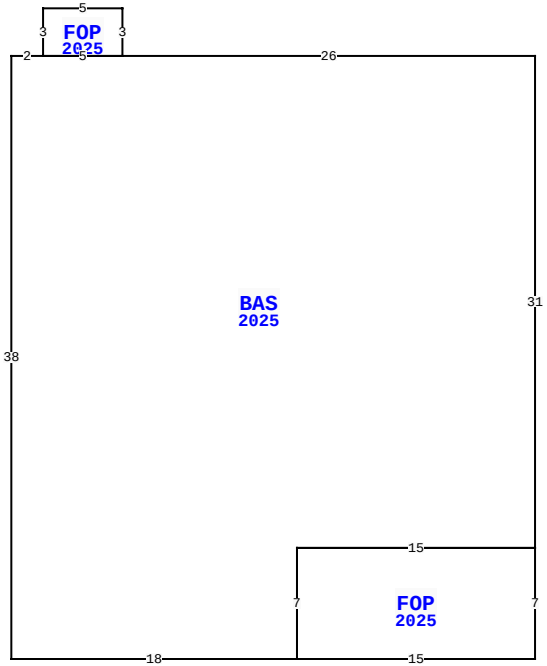
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

85 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
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ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

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FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
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.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

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Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

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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
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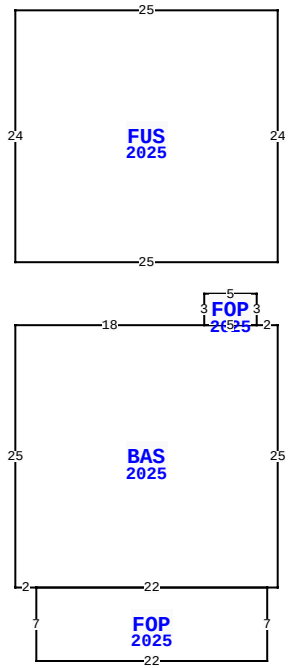
86 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 86 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
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NCON VALUE	23,974,255
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

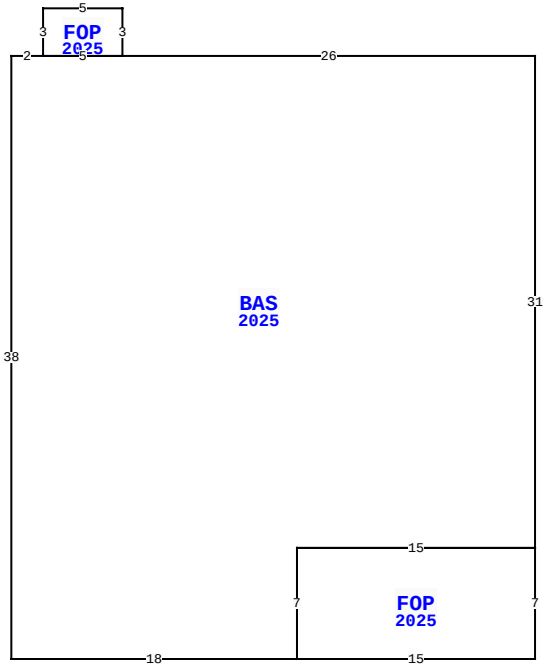
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

87 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

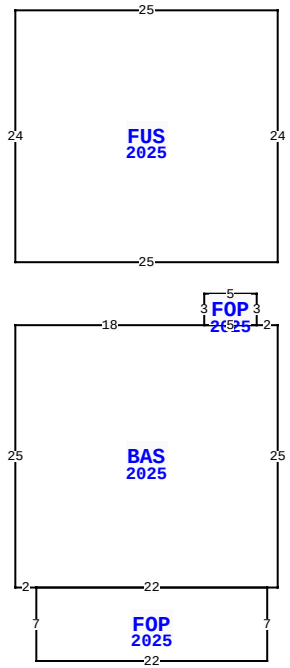
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

88 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

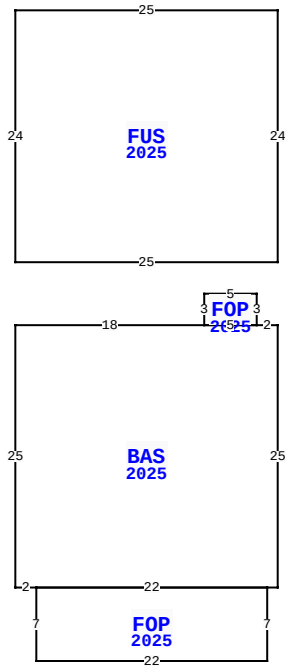
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

89 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

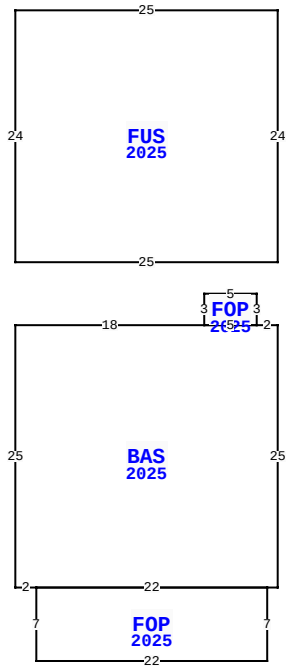
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

90 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
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.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior KITCH	SELECT	NEW N/A 0
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	154	30	2025	46	5,502
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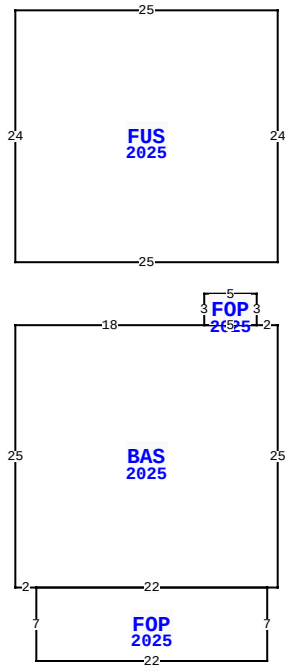
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

91 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
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TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

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EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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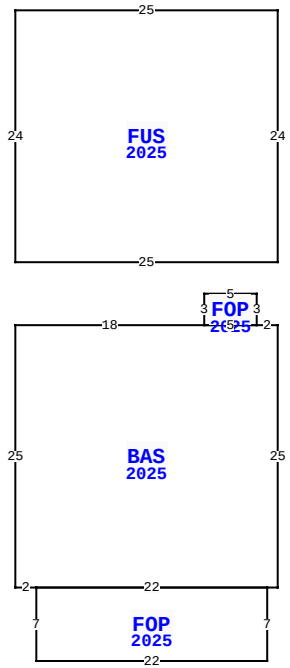
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

92 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 92 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

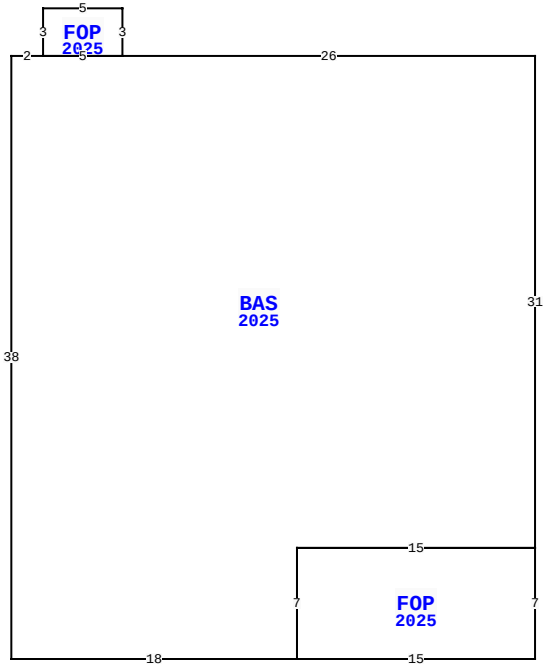
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

93 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

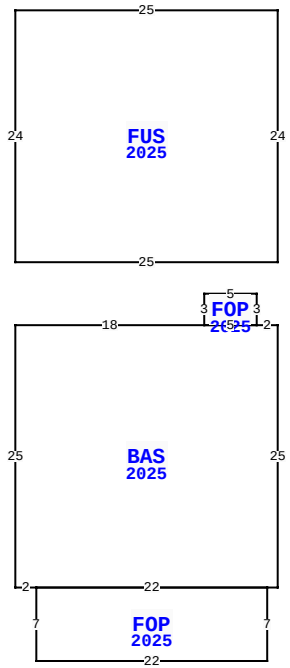
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

94 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 94 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

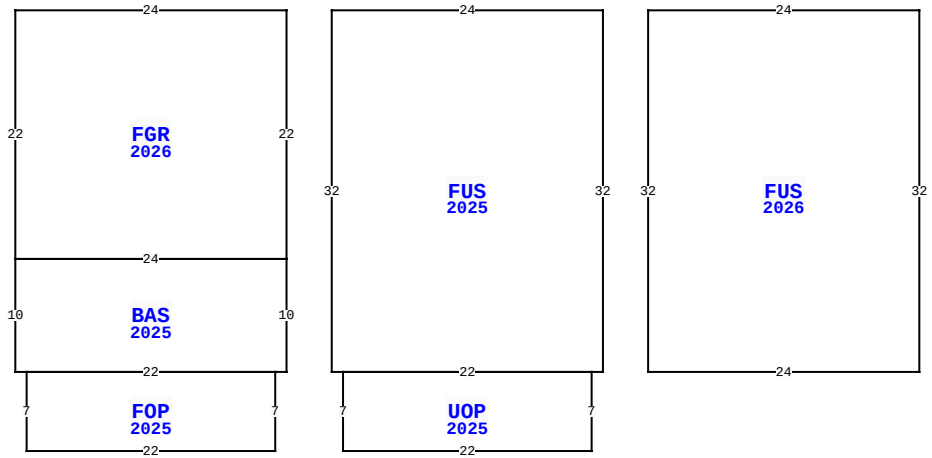
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	26,342
FGR	528	55	2026	290	31,830
FOP	154	30	2025	46	5,049
FUS	768	100	2025	768	84,296
FUS	768	100	2026	768	84,296
UOP	154	20	2025	31	3,403
TOTALS	2,612			2,143	235,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	109.7600	109.76	235,216	2024	2024	0	0	0	0.00	100.00

95 SINGLE FAM – 0% - 2025 Heated Area: 1776 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,55] E24 S10 W1 W22 W1 N10 $
FUS=[YR=2025;ORIG=38,33] E24 S32 W1 W22 W1 N32 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
UOP=[YR=2025;ORIG=39,72] E22 N7 W22 S7 $
FGR=[YR=2026;ORIG=10,55] E24 N22 W24 S22 $
FUS=[YR=2026;ORIG=66,33] E24 S32 W24 N32 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

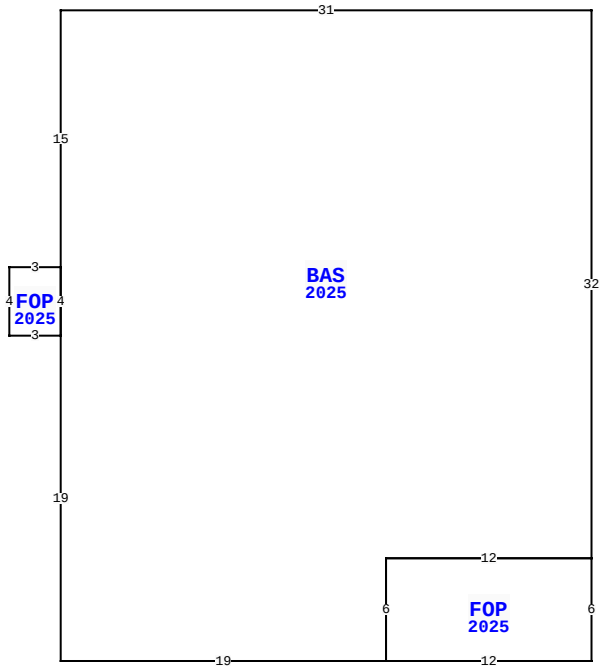
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

96 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

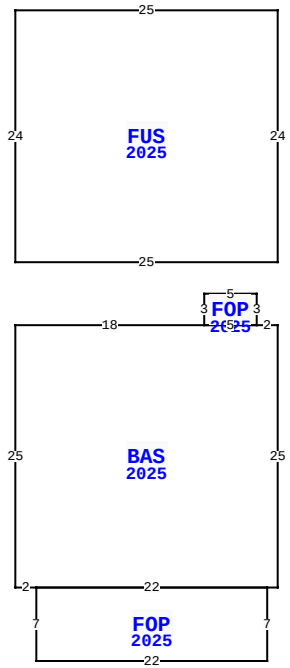
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

97 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
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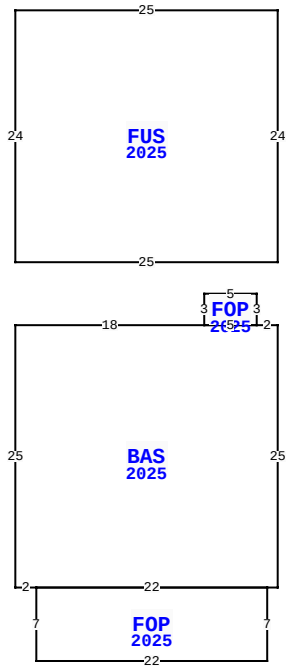
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

98 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 98 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

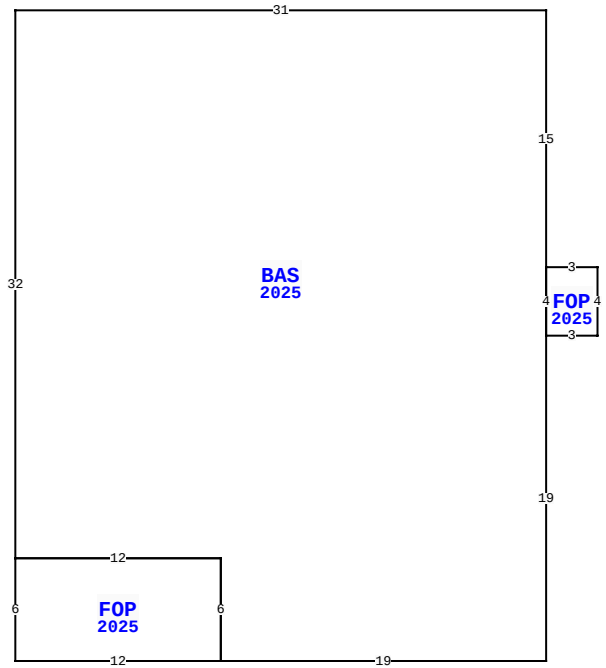
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

99 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

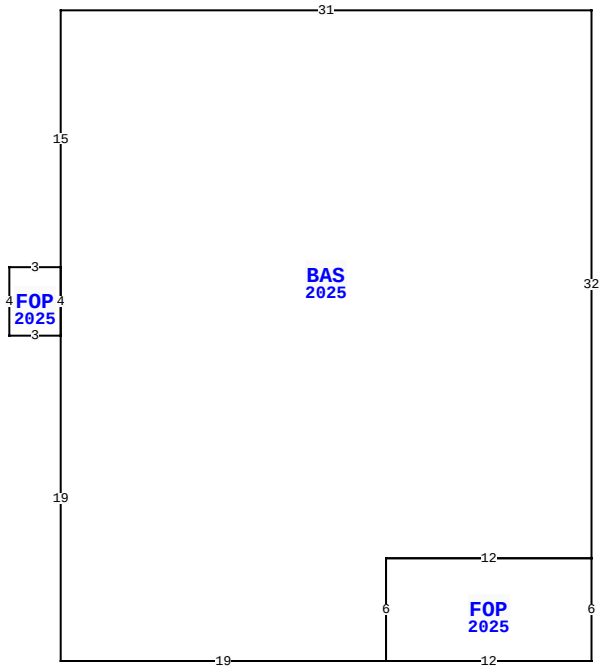
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

100 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

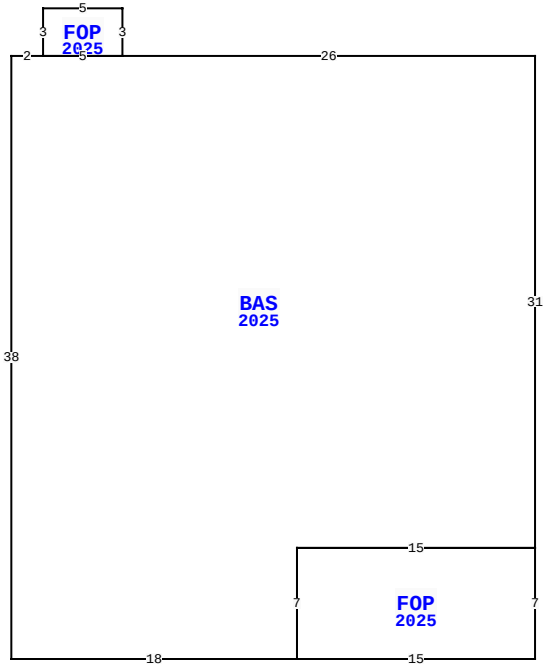
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

101 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

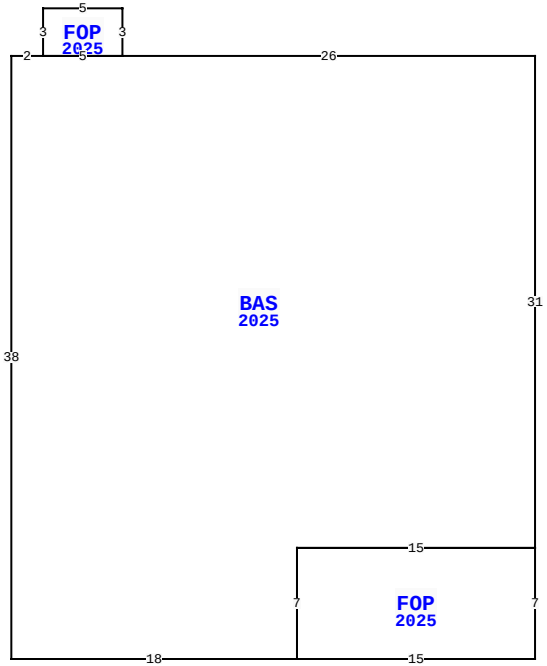
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

102 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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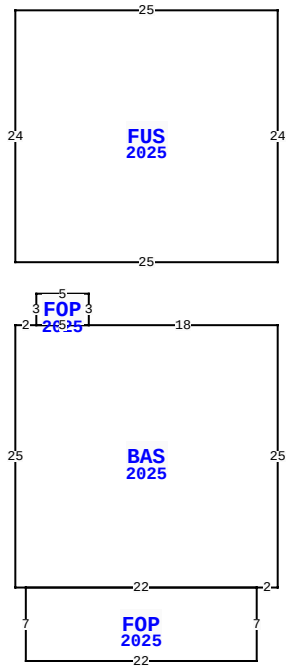
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

103 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
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ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

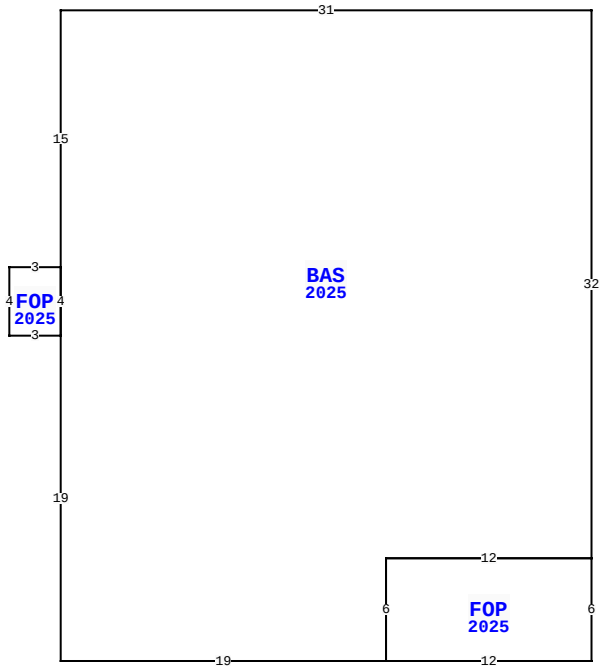
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

104 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

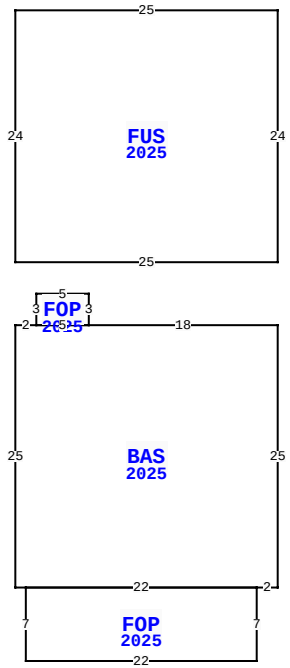
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

105 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 105 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

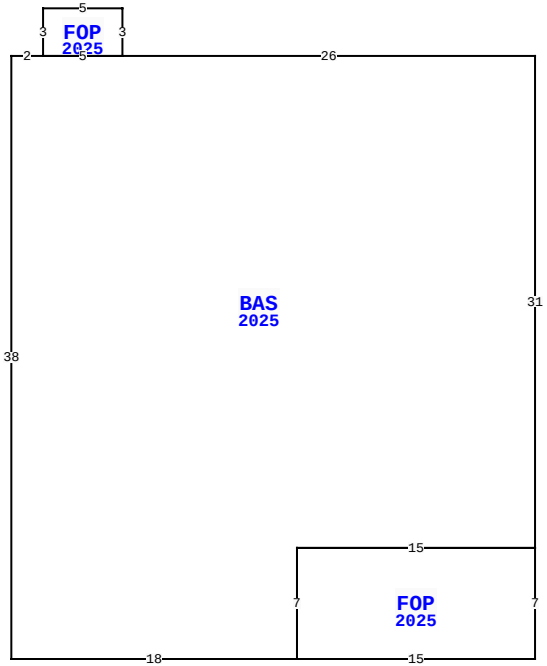
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

106 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

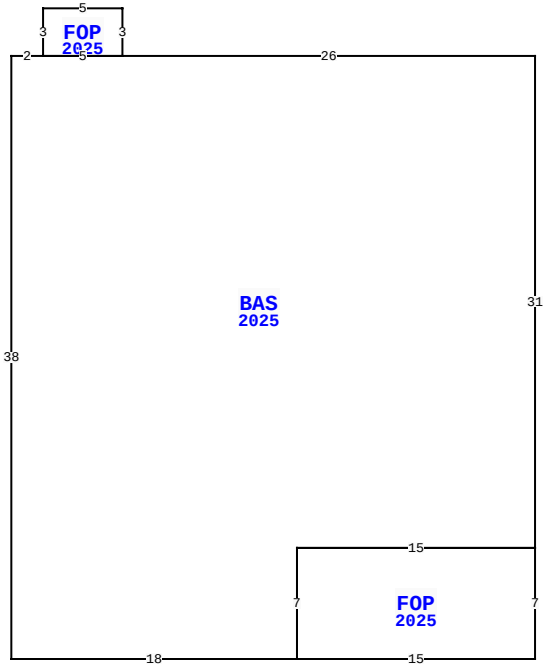
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

107 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

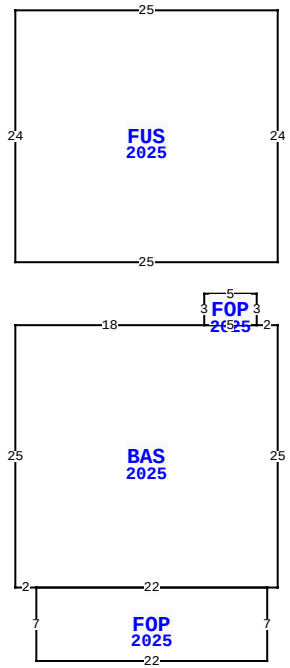
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

108 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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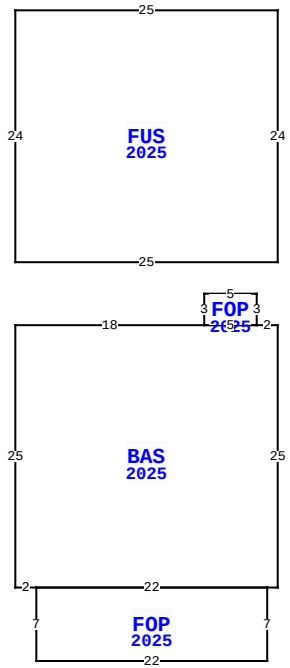
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

109 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

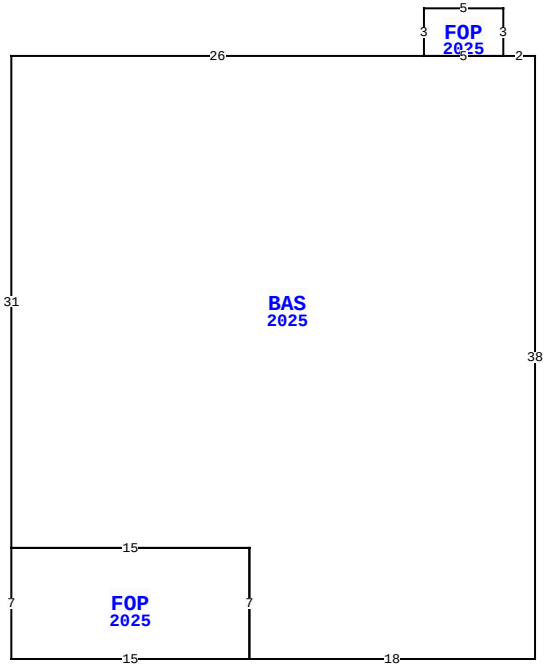
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

110 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

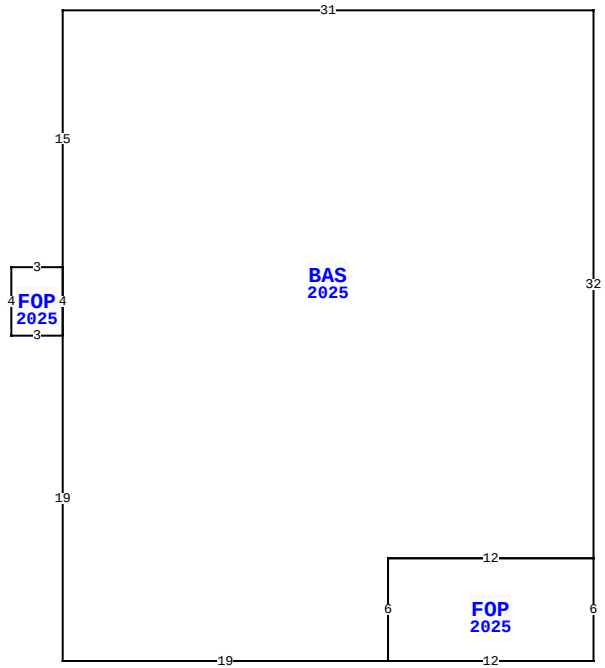
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

111 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

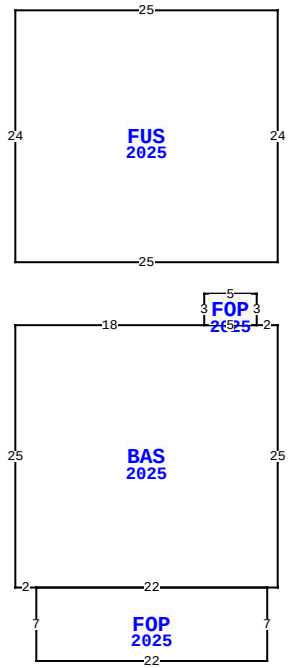
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

112 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

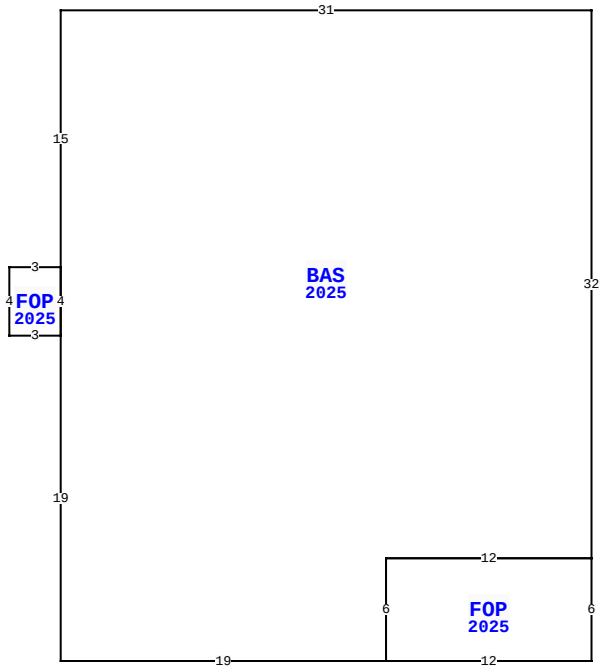
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

113 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

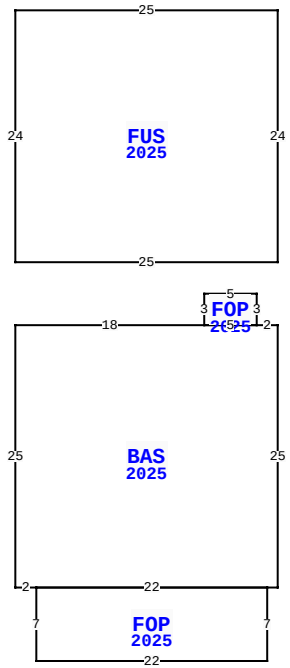
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

114 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 114 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	72	30	2025	22	2,658
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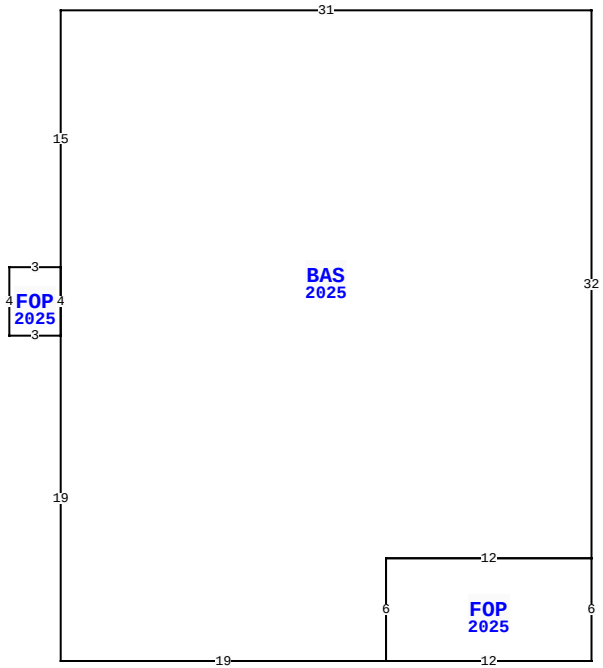
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

115 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

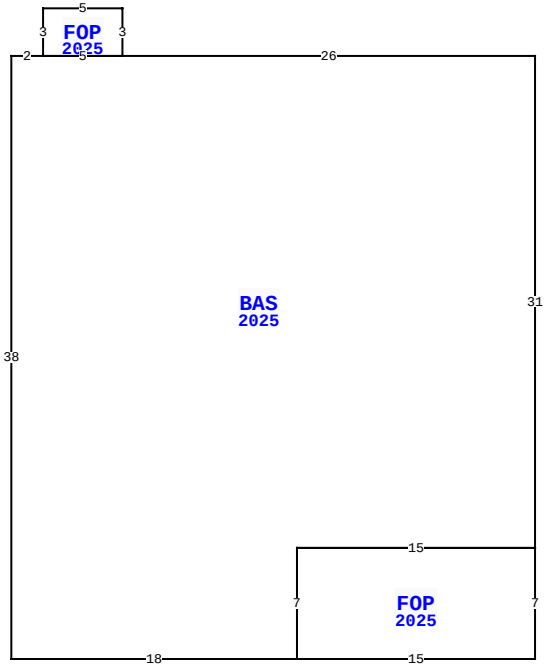
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

116 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

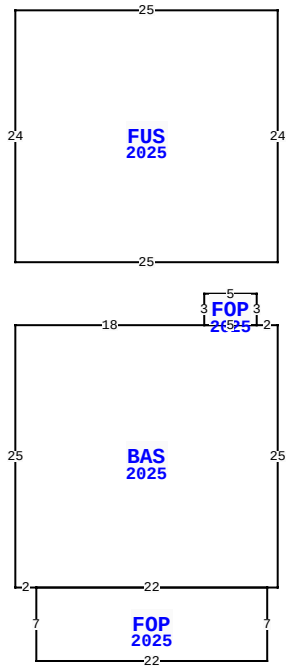
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

117 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 117 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
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TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
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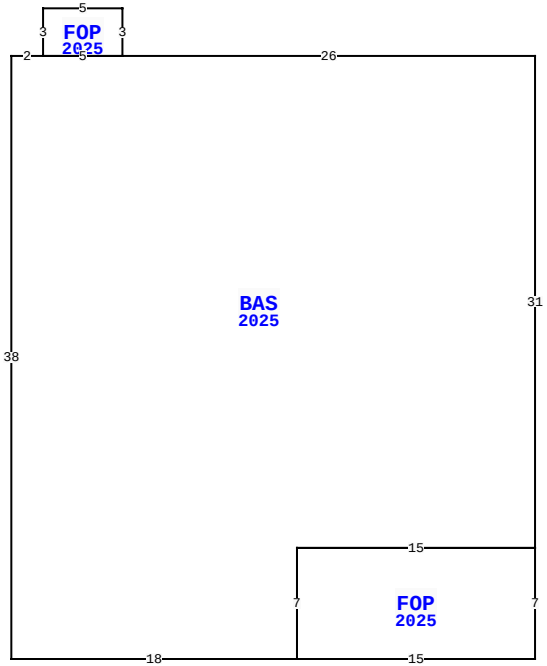
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

118 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

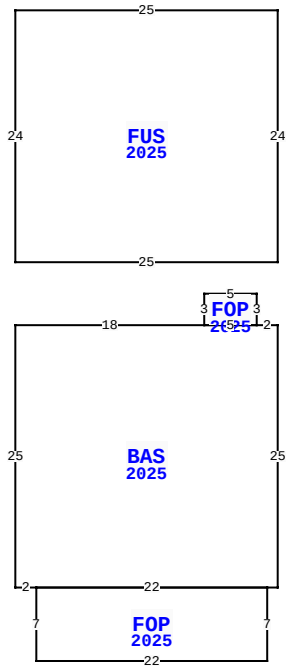
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

119 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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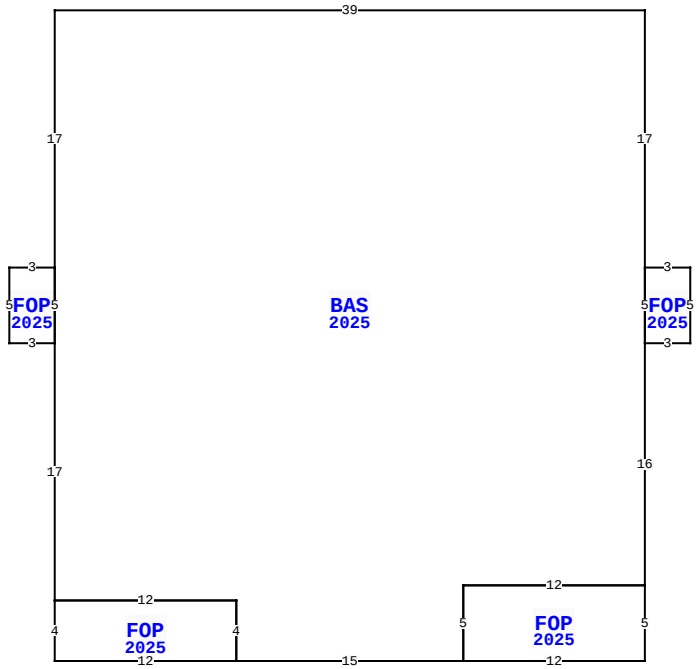
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

120 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
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ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

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EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

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Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE: 0300 MULTI-FAMILY
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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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
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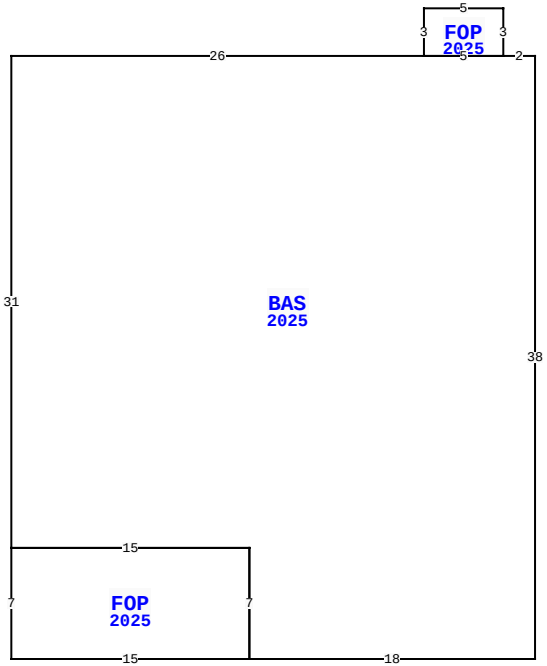
121 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

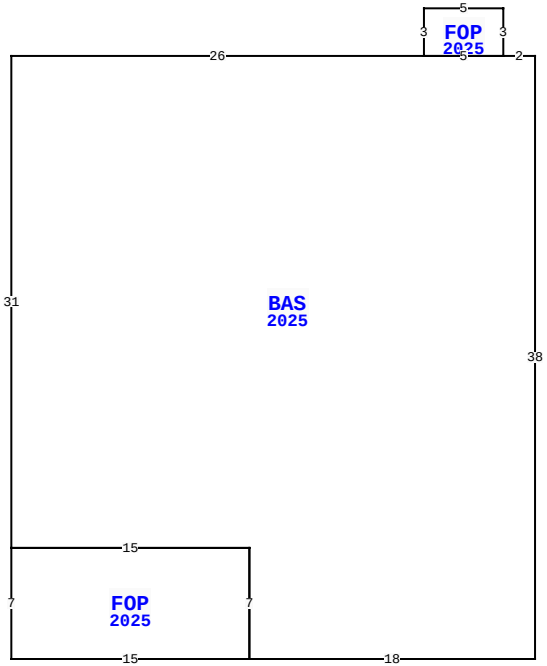
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

122 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

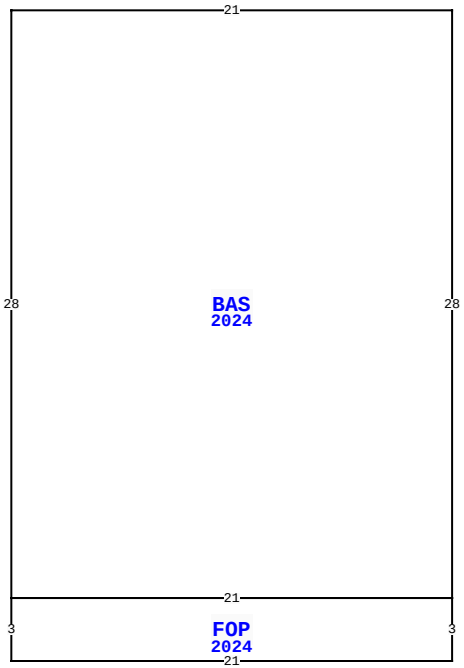
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100	2024	588	32,987
FOP	63	30	2024	19	1,066
TOTALS	651			607	34,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	607	105.8400	56.10	34,053	2024	2024	0	0	0	0.00	100.00

123 ACCESORY U – 0% - 2025 Heated Area: 588 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E21 S28 W21 N28 $
FOP=[YR=2024;ORIG=50,38] E21 S3 W21 N3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

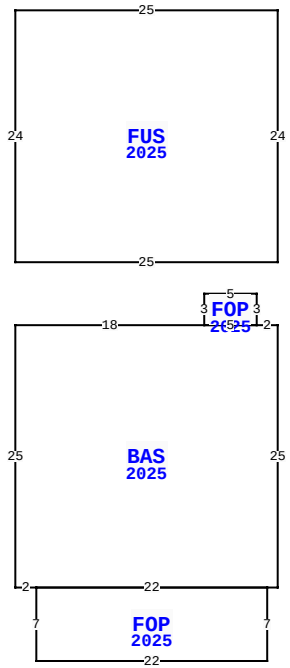
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

124 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

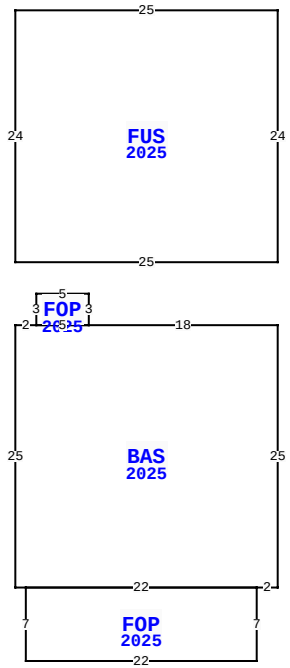
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

125 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 125 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=35,10] W25 S24 E25 N24 $
FOP=[YR=2025;ORIG=33,65] W22 S7 E22 N7 $
FOP=[YR=2025;ORIG=17,40] W5 N3 E5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

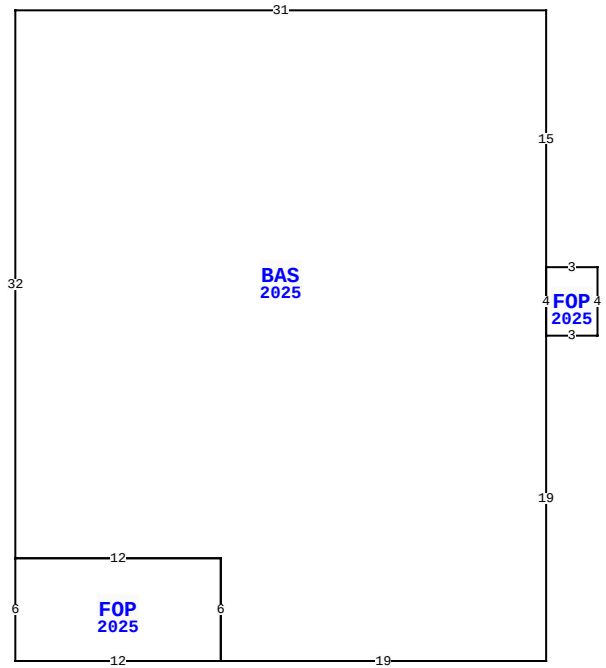
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

126 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
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Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE: 0300 MULTI-FAMILY
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
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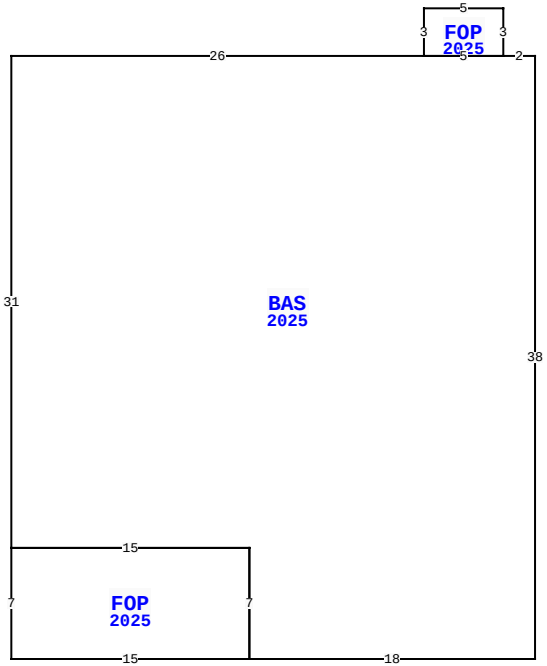
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

127 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

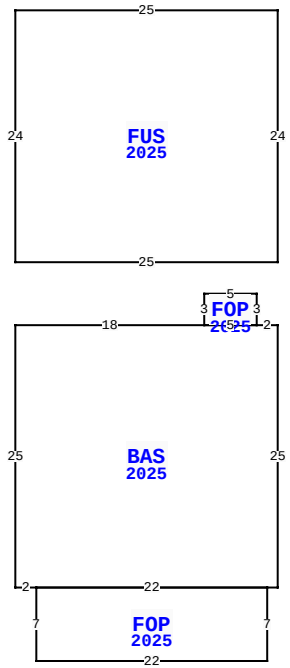
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

128 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

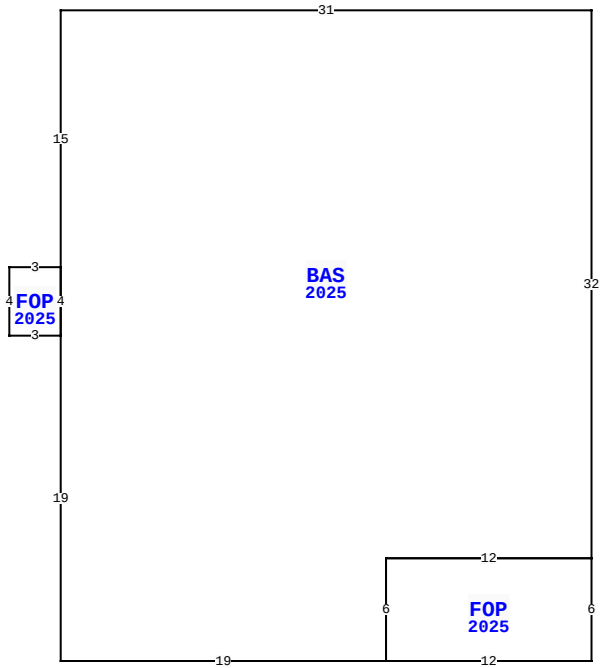
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

129 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,10] W31 S15 S4 S19 E19 N6 E12 N32 $
FOP=[YR=2025;ORIG=41,42] W12 S6 E12 N6 $
FOP=[YR=2025;ORIG=7,25] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

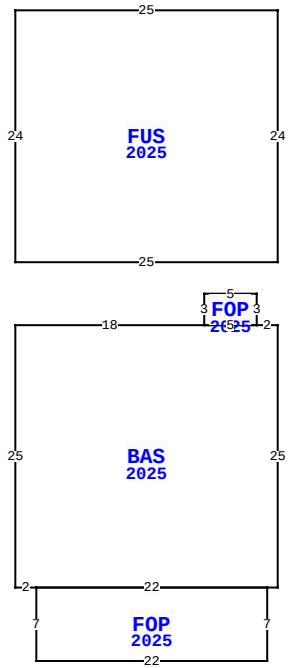
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

130 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

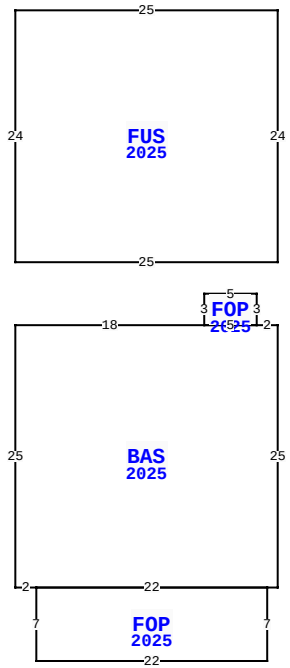
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

131 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kit	09	CONVENT NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

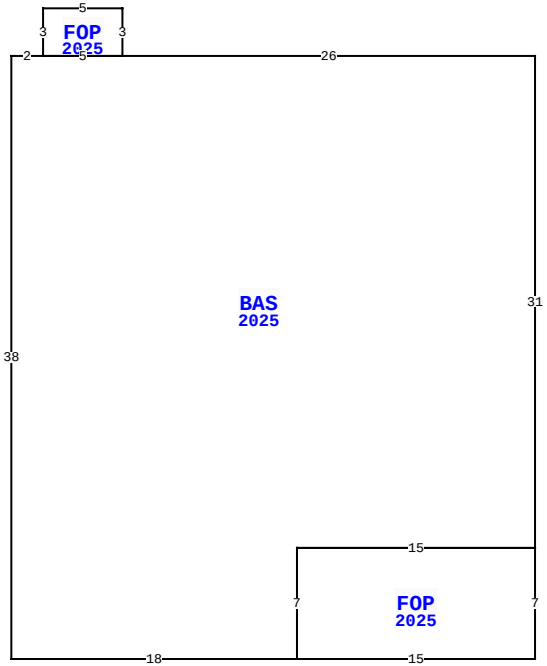
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

132 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
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ASSESSED VALUE	32,108,820
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BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
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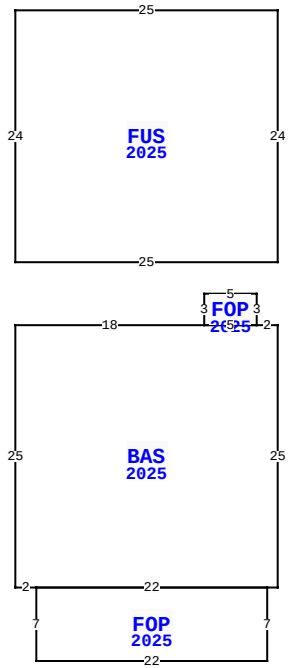
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

133 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 133 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

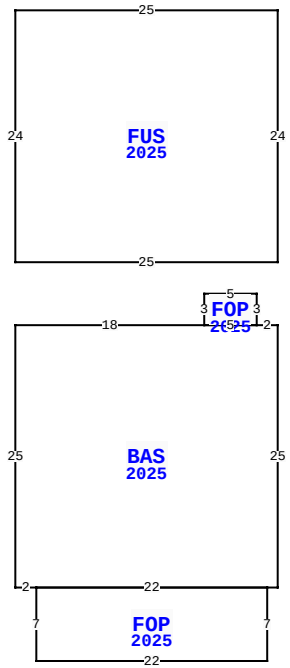
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	CONVENTIONAL NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

134 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

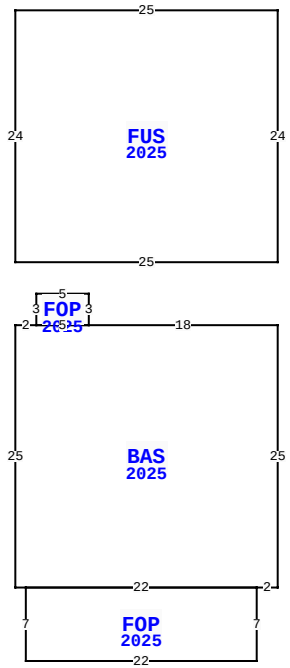
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

135 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 135 of 150 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

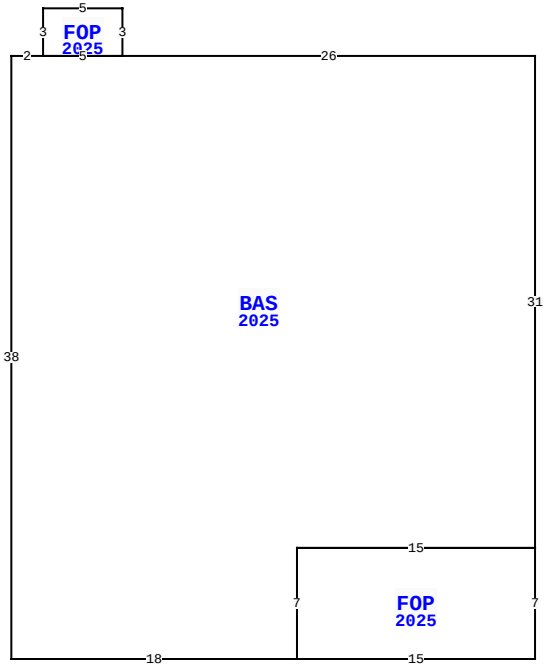
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

136 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

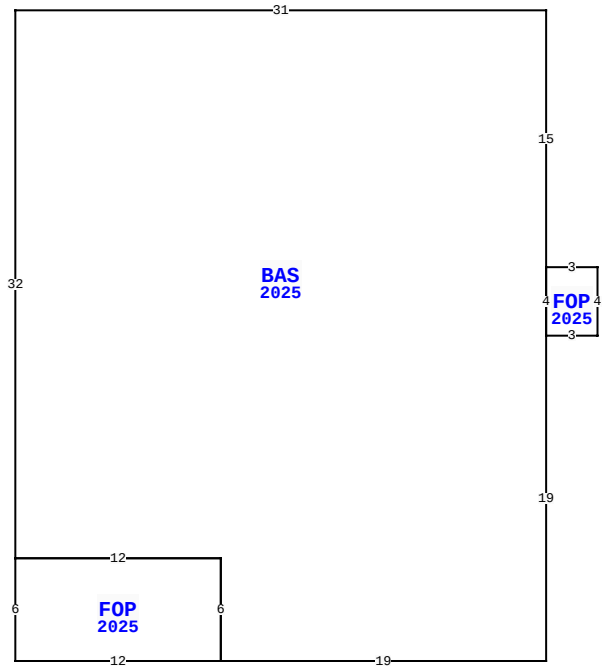
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

137 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

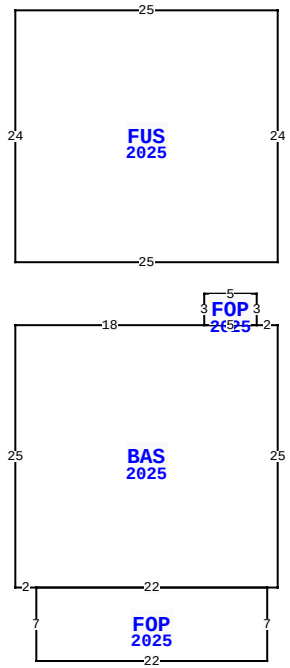
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

138 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

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INC DATE		AG DATE	

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GRANTOR: WILDLIGHT LLC
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BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
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.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

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Interior Floo	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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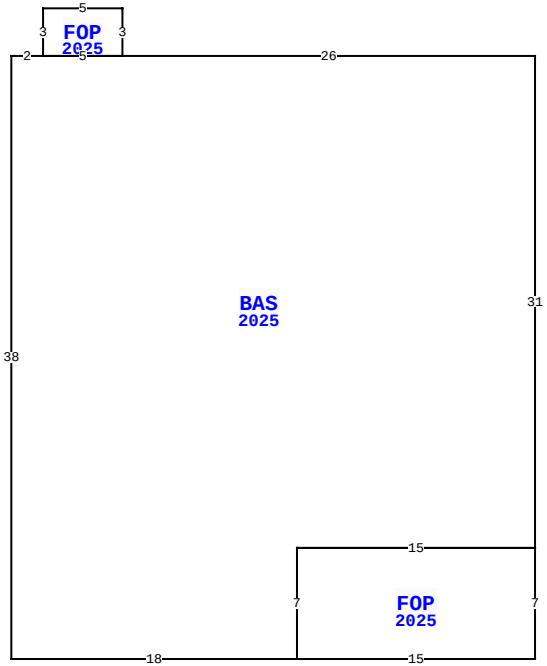
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

139 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

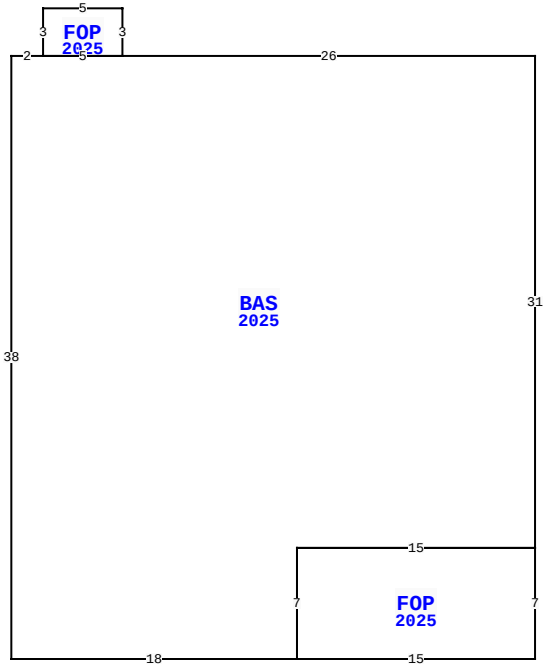
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

140 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E5 E26 S31 W15 S7 W18 N38 $
FOP=[YR=2025;ORIG=28,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=12,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

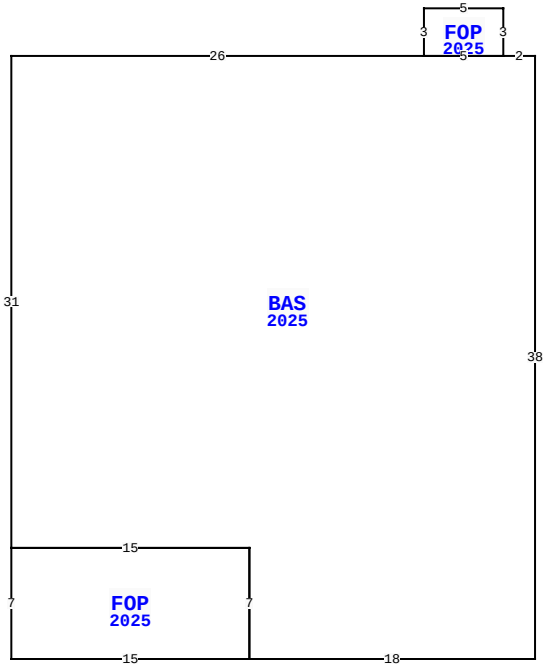
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

141 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

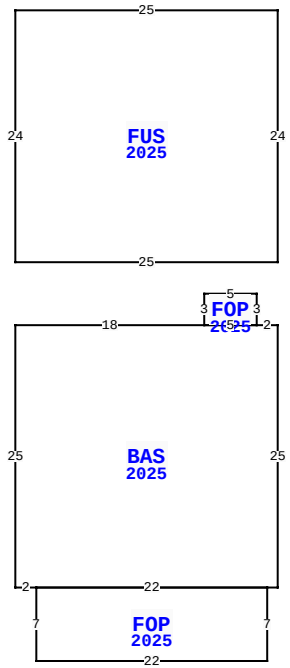
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

142 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

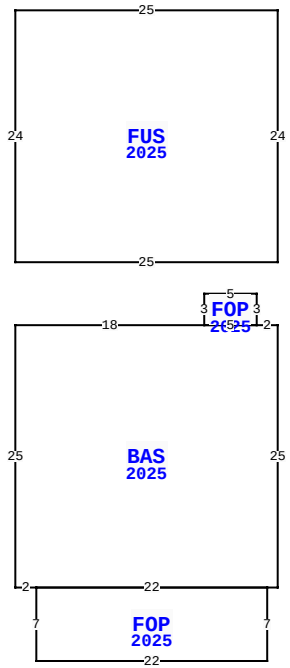
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

143 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
BAS=[YR=2025;ORIG=10,40] E18 E5 E2 S25 W1 W22 W2 N25 $
FOP=[YR=2025;ORIG=28,40] E5 N3 W5 S3 $
FOP=[YR=2025;ORIG=12,65] E22 S7 W22 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

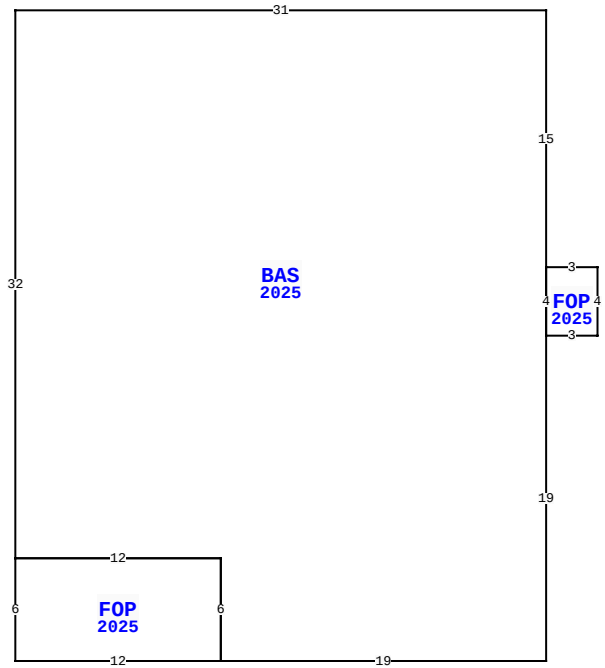
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

144 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

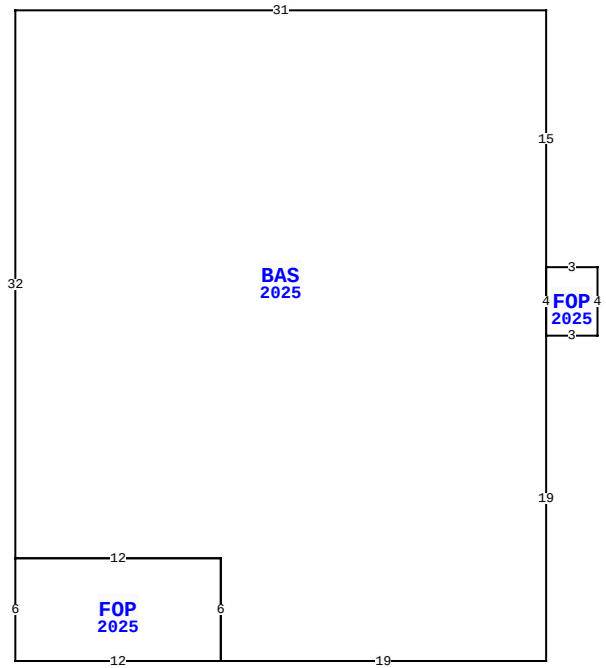
DOR CODE: 0300 MULTI-FAMILY
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2025	1,106	133,649
FOP	12	30	2025	4	483
FOP	72	30	2025	22	2,658
TOTALS	1,190			1,132	136,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	120.8400	120.84	136,791	2024	2024	0	0	0	0.00	100.00

145 SINGLE FAM – 0% - 2025 Heated Area: 1106 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E31 S15 S4 S19 W19 N6 W12 N32 $
FOP=[YR=2025;ORIG=41,25] E3 S4 W3 N4 $
FOP=[YR=2025;ORIG=22,42] W12 S6 E12 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

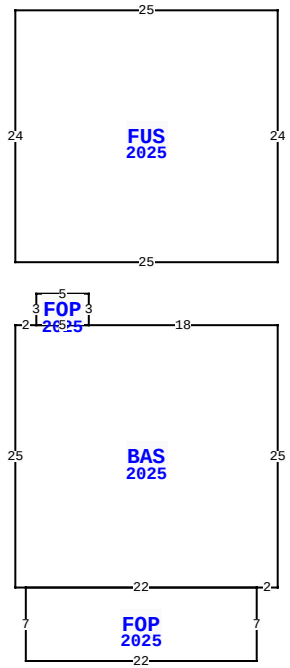
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

146 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

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

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

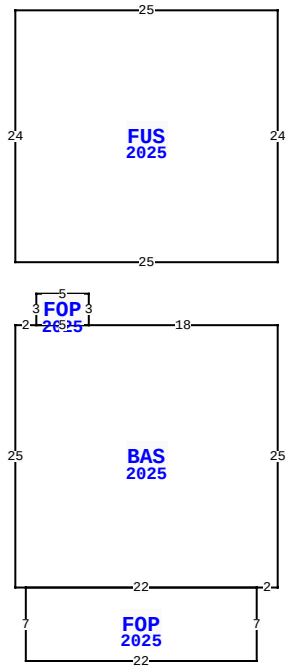
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	2025	625	74,750
FOP	15	30	2025	4	478
FOP	154	30	2025	46	5,502
FUS	600	100	2025	600	71,760
TOTALS	1,394			1,275	152,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	119.6000	119.60	152,490	2024	2024	0	0	0	0.00	100.00

147 SINGLE FAM – 0% - 2025 Heated Area: 1225 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=35,40] W18 W5 W2 S25 E1 E22 E2 N25 $
FUS=[YR=2025;ORIG=10,10] E25 S24 W25 N24 $
FOP=[YR=2025;ORIG=11,65] E22 S7 W22 N7 $
FOP=[YR=2025;ORIG=12,40] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

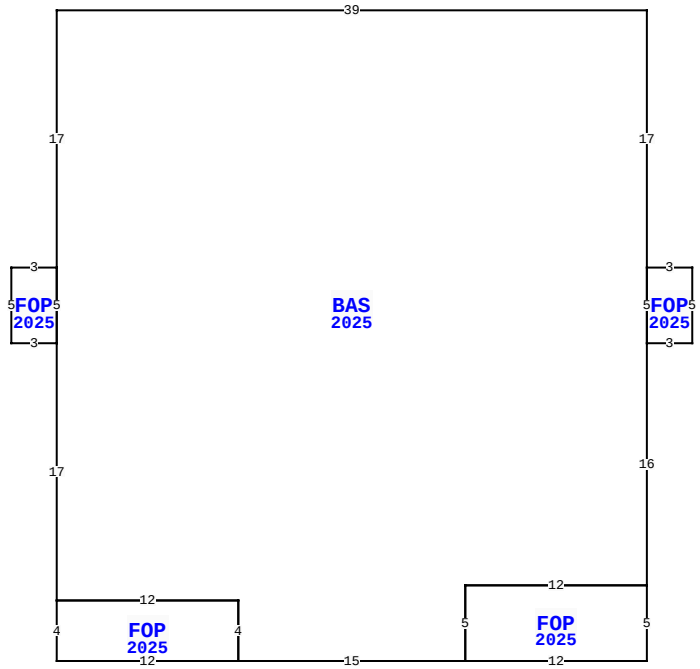
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2025	1,569	236,605
FOP	15	30	2025	4	603
FOP	15	30	2025	4	603
FOP	48	30	2025	14	2,111
FOP	60	30	2025	18	2,714
TOTALS	1,707			1,609	242,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,609	114.2400	150.80	242,637	2024	2024	0	0	0	0.00	100.00

148 DUPLEX – 0% - 2025 Heated Area: 1569 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC

GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E39 S17 S5 S16 W12 S5 W15 N4 W12 N17 N5 N17 $
FOP=[YR=2025;ORIG=10,27] W3 S5 E3 N5 $
FOP=[YR=2025;ORIG=49,27] E3 S5 W3 N5 $
FOP=[YR=2025;ORIG=22,49] W12 S4 E12 N4 $
FOP=[YR=2025;ORIG=37,48] E12 S5 W12 N5 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

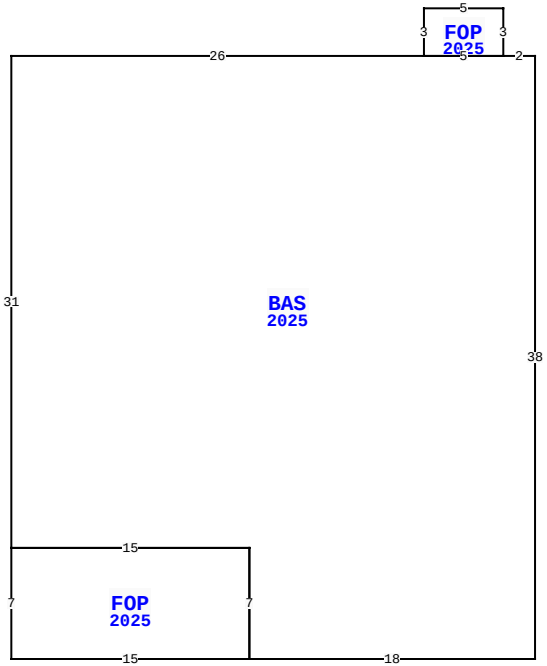
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
FOP	15	30	2025	4	483
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

149 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS

PARCEL 5A-1
EAST NASSAU-WILDLIGHT PDP3/
POD 5 OR 2546/1608

HAMLET AT WL LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2025

50-3N-27-1005-05A1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	2025	1,149	138,845
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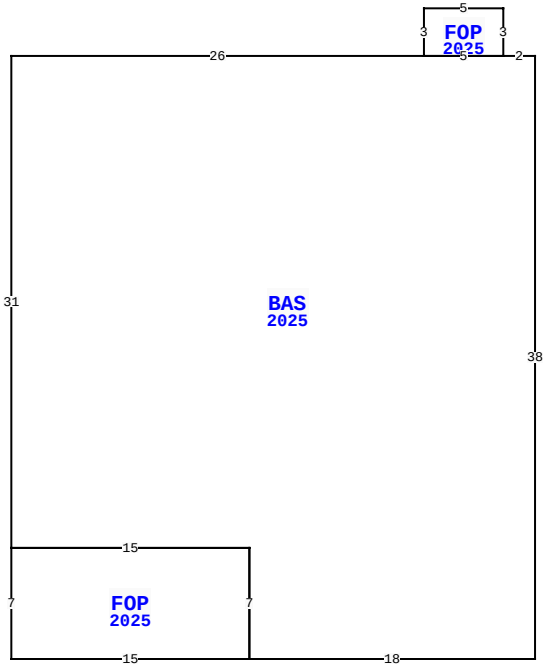
FOP	105	30	2025	32	3,867
TOTALS	1,269			1,185	143,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	120.8400	120.84	143,195	2024	2024	0	0	0	0.00	100.00

150 SINGLE FAM – 0% - 2025 Heated Area: 1149 HX Base Yr



WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,864,660
TOTAL MARKET OB/XF VALUE	844,160
TOTAL LAND VALUE - MARKET	7,400,000
TOTAL MARKET VALUE	32,108,820
SOH/AGL Deduction	0
ASSESSED VALUE	32,108,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,108,820
TOTAL JUST VALUE	32,108,820
NCON VALUE	23,974,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,256,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1320	4/21/2022	SW	Q	V	01	4,350,400

GRANTOR: WILDLIGHT LLC
GRANTEE: HAMLET AT WL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=43,10] W2 W5 W26 S31 E15 S7 E18 N38 $
FOP=[YR=2025;ORIG=10,41] E15 S7 W15 N7 $
FOP=[YR=2025;ORIG=36,10] E5 N3 W5 S3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2025 BY TW Total Acres: 29.60 Total Land Value: 7,400,000 Market: 0 Agricultural: 0 Common: 7,400,000 PRINTED 07/30/2025 BY SYS