**PT PARCEL C**
WILDLIGHT COMMERCE PARK
OR 2605/1887

**YULEE INDUSTRIAL LAND 1 LLC**
5170 PEACHTREE ROAD, BUILDING 100 SUITE 400
ATLANTA, GA 30341

**2025**

**50-3N-27-1006-000C-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4086.0300 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

WILDWORKS AV, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/17/2025 DC |
| INC DATE | | AG DATE | 04/03/2024 DC |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 4,160,405 |
| TOTAL MARKET VALUE | 563,150 |
| SOH/AGL Deduction | 5,522 |
| ASSESSED VALUE | 557,628 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 557,628 |
| TOTAL JUST VALUE | 4,160,405 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,771,092 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2607/1309 | 12/09/2022 | SW | Q | V | 05 | 6,865,500 |

GRANTOR: WILDLIGHT LLC
GRANTEE: YULEE INDUSTRIAL LA

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 004000 | C | VAC INDUSTIR | 0 | | PD - | E 0.00 | 0.00 | 220,850.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 552,125 | | | | | | | |
| 2 | 005601 | A | TIMBER 3 P S | 0 | | PD - | E | | 33.41 | AC | | 1.00 | 1.00 | 1.00 | 330.00 | 330.00 | 11,025 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | PD - | E | | 33.41 | AC | | 1.00 | 1.00 | 1.00 | 108,000.00 | 108,000.00 | 3,608,280 | | | | | | | |

REVIEW DATE 03/17/2025 BY DC Total Acres: 33.41 Total Land Value: 563,150 Market: 3,608,280 Agricultural: 11,025 Common: 552,125 PRINTED 07/30/2025 BY SYS