PARCEL 5D
EAST NASSAU-WILDLIGHT POD 5 NORT
IN OR 2721/1337

CND-WILDLIGHT LLC
1111 NORTH POST OAK RD
HOUSTON, TX 77055

2025

50-3N-27-1009-005D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4101.00		

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

MARKET ADJUSTMENTS

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

WILDLIGHT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/30/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,139,960
TOTAL MARKET VALUE	2,139,960
SOH/AGL Deduction	0
ASSESSED VALUE	2,139,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,139,960
TOTAL JUST VALUE	2,139,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,258,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2741/844	9/30/2024	SW	Q	V	01	2,480,000

GRANTOR: WILDLIGHT LLC
GRANTEE: CND-WILDLIGHT LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009900	C	ACREAGE NON-	0		PD -	E 0.00	0.00	20.98	AC		1.00	1.00	1.70	60,000.00	102,000.00	2,139,960							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 20.98 Total Land Value: 2,139,960 Market: 0 Agricultural: 0 Common: 2,139,960 PRINTED 07/30/2025 BY SYS