

RAS WILDLIGHT OWNER LLC &/ZE 77TH WILDLIGHT LLC
C/O RAS WILDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

44-2N-27-1000-00TA-0000

[illegible]

TRACT A A/K/A PARCEL A
IN OR 2428/1334
ESMT PT OR 2176/356

RAS WIDLIGHT OWNER LLC &/ZE 77TH WIDLIGHT LLC
C/O RAS WIDLIGHT MNGR LLC, 6001 BROKEN SOUND PKWY STE 3
BOCA RATON, FL 33487

2026

44-2N-27-1000-00TA-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 2 of 11											
Exterior Wall	31	HARDIE BRD 100					0302	03	27,369	106.5900	191.86	5,251,016	2020	2020		0	10	2.00	88.00												
Roof Structur	04	WOOD TRUSS 100					2 APART/LUX 0% - 2022					Heated Area: 24833					HX Base Yr														
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LVT/LAMNT 70																													
Interior Floo	14	CARPET 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		1 100																													
Bathrooms		1 100																													
Frame	02	WOOD FRAME 100																													
Story Height		10 100																													
RMS		0 100																													
Units		27 100																													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 11				4													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	31	HARDIE BRD 100								0302	03	31,861	109.7250	197.50	6,292,548	2020	2020	2020	0	10	2.00	88.00	VALUATION BY										DIRECT_CAP														
Roof Structur	04	WOOD TRUSS 100								4 APART/LUX 0% - 2022										Heated Area: 29222										HX Base Yr										Tax Group: 4				Tax Dist:			
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										55,381,317							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										0							
Interior Floo	13	LVT/LAMNT 70																												TOTAL LAND VALUE - MARKET										0							
Interior Floo	14	CARPET 30																												TOTAL MARKET VALUE										55,381,317							
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										0							
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										55,381,317							
Bedrooms		2 100																												TOTAL EXEMPTION VALUE										0							
Bathrooms		2 100																												BASE TAXABLE VALUE										55,381,317							
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										55,381,317							
Story Height		10 100																												NCON VALUE										0							
RMS		0 100																												INCOME VALUE										55381317							
Units		30 100																												PREVIOUS YEAR MKT VALUE										53,700,000							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 11				4										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		31	HARDIE BRD 100		0302	03	32,509	106.5900	191.86	6,237,177	2020	2020		0	10	2.00	88.00	VALUATION BY					DIRECT_CAP																					
Roof Structur		04	WOOD TRUSS 100		5 APART/LUX 0% - 2022										Heated Area: 29609										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										55,381,317									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										0									
Interior Floo		13	LVT/LAMNT 70																						TOTAL LAND VALUE - MARKET										0									
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE										55,381,317									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										55,381,317									
Bedrooms			1 100																						TOTAL EXEMPTION VALUE										0									
Bathrooms			1 100																						BASE TAXABLE VALUE										55,381,317									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										55,381,317									
Story Height			10 100																						NCON VALUE										0									
RMS			0 100																						INCOME VALUE										55381317									
Units			33 100																						PREVIOUS YEAR MKT VALUE										53,700,000									
Quality		04	Quality Level 04																																									
DOR CODE		0300	MULTI-FAMILY																																									
MAP NUM			MKT AREA																						04																			
NEIGHBORHOOD/LOC		4086.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	9,855	100	2020	9,855	1,663,886																																							
CAN	4,608	30	2020	1,382	233,333																																							
FSP	2,685	55	2020	1,477	249,372																																							
FST	75	55	2020	41	6,922																																							
FUS	19,710	100	2020	19,710	3,327,774																																							
SFB	55	80	2020	44	7,429																																							
TOTALS		36,988			32,509	5,488,716																																						
EXTRA FEATURES		115 DAYDREAM AV, YULEE										BLD DATE		04/17/2025		KW		LGL DATE		04/20/2026		DC																						
												XF DATE		04/17/2025		KW		LAND DATE																										
												INC DATE		04/16/2025		REA		AG DATE																										
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																						
41	0966	FIRE SPRNK		0	0	0	0	24,789.00		SF	3.00		3.00		100	2020	2020	3	97	72,136																								
42	0966	FIRE SPRNK		0	0	0	0	29,565.00		SF	3.00		3.00		100	2020	2020	3	97	86,034																								
43	0966	FIRE SPRNK		0	0	0	0	35,217.00		SF	3.00		3.00		100	2020	2020	3	97	102,481																								
44	1126	CB/STC 8"		0	0	0	0	84.00		SF	8.00		8.00		100	2020	2020	3	97	652																								
45	0819	CONC 12"		0	0	7	7	49.00		SF	9.50		9.50		100	2020	2020	3	97	452																								
LAND DESCRIPTION		TOTAL OB/XF										261,755																																
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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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		0302		03		32,509		106.5900		191.86		6,237,177		2020		2020		0		0		10		2.00		88.00		VALUATION BY					DIRECT_CAP				
Roof Structur		04		WOOD TRUSS 100		6		APART/LUX		0%		- 2022				Heated Area:		29609														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					55,381,317				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		13		LVT/LAMNT 70																												TOTAL LAND VALUE - MARKET					0				
Interior Floo		14		CARPET 30																												TOTAL MARKET VALUE					55,381,317				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					55,381,317				
Bedrooms				1 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																												BASE TAXABLE VALUE					55,381,317				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					55,381,317				
Story Height				10 100																												NCON VALUE					0				
RMS				0 100																												INCOME VALUE					55381317				
Units				33 100																												PREVIOUS YEAR MKT VALUE					53,700,000				

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 8 of 11				4							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		0302		03		32,509		106.5900		191.86		6,237,177		2020		2020		0		0		10		2.00		88.00		VALUATION BY					DIRECT_CAP				
Roof Structur		04		WOOD TRUSS 100		8		APART/LUX		0%		- 2022				Heated Area:		29609														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					55,381,317				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		13		LVT/LAMNT 70																												TOTAL LAND VALUE - MARKET					0				
Interior Floo		14		CARPET 30																												TOTAL MARKET VALUE					55,381,317				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					55,381,317				
Bedrooms				1 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																												BASE TAXABLE VALUE					55,381,317				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					55,381,317				
Story Height				10 100																												NCON VALUE					0				
RMS				0 100																												INCOME VALUE					55381317				
Units				33 100																												PREVIOUS YEAR MKT VALUE					53,700,000				
Quality		04		Quality Level 04																																					
DOR CODE		0300		MULTI-FAMILY																																					
MAP NUM				MKT AREA																																	04				
NEIGHBORHOOD/LOC				4086.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		9,855		100		2020		9,855		1,663,886																															
CAN		4,608		30		2020		1,382		233,333																															
FSP		2,685		55		2020		1,477		249,372																															
FST		75		55		2020		41		6,922																															
FUS		19,710		100		2020		19,710		327,774																															
SFB		55		80		2020		44		7,429																															
TOTALS		36,988						32,509		1,488,716																															
EXTRA FEATURES																																									

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Story Height		12 100			
RMS		1 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	0300	MULTI-FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4086.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	169	100	2020	169	4,834
CAN	36	30	2020	11	315
CAN	36	30	2020	11	315
CAN	316	30	2020	95	2,717
FST	91	55	2020	50	1,430
SFB	36	80	2020	29	830
SFB	36	80	2020	29	830
SFB	36	80	2020	29	830
TOTALS	756			423	12,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0304	03	423	97.0200	32.50	13,748	2020	2020	0	0	10	88.00
10 APART/GAR 0% - 2022 Heated Area: 256 HX Base Yr											
115 DAYDREAM AV, YULEE											
BLD DATE	04/17/2025					KW	LGL DATE				
XF DATE	04/17/2025					KW	LAND DATE	04/20/2026			
INC DATE	04/16/2025					REA	AG DATE				

NASSAU COUNTY PROPERTY										PAGE 10 of 11		4
VALUATION SUMMARY												
VALUATION BY										DIRECT_CAP		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										55,381,317		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										0		
TOTAL MARKET VALUE										55,381,317		
SOH/AGL Deduction										0		
ASSESSED VALUE										55,381,317		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										55,381,317		
TOTAL JUST VALUE										55,381,317		
NCON VALUE										0		
INCOME VALUE										55381317		
PREVIOUS YEAR MKT VALUE										53,700,000		

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