PT TRACT D IN OR 2183/919
(EX PT IN OR 2519/82)
EAST NASSAU-WILDLIGHT PHASE 1A

FAIRYWAY-WTC NORTH LLC
728 SHADES CREEK PKWY SUITE 21
BRIMINGHAM, AL 35209

2026

44-2N-27-1000-00TD-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

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

HOMEGROWN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/23/2024 DC
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	1,205,978
TOTAL MARKET VALUE	1,205,978
SOH/AGL Deduction	0
ASSESSED VALUE	1,205,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,205,978
TOTAL JUST VALUE	1,205,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU260000383	MONUMENT SIGN FOR	8,000	01/13/2026
SU260000375	SGUWALL SIGN FOR	3,000	01/13/2026
B250011323	NEW 1 STORY BANK	533,419	10/09/2025
B250011321	ATM CANOPY (356SF	112,034	10/09/2025
B250011324	DUMPSTER ENCLOSUR	12,047	10/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2837/1463	12/23/2025	WD	Q	V	01	2,327,600
GRANTOR: WTC NORTH SBRC LLC						
GRANTEE: FAIRYWAY-WTC NORTH						
2183/0919	3/13/2018	SW	Q	V	05	600,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: WTC NORTH SBRC 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	001000	C	COMMERCIAL	0		PD -	E 0.00	0.00	40,950.00	SF		1.00	1.00	1.55	19.00	29.45	1,205,978							

REVIEW DATE 12/29/2025 BY KW Total Acres: 0.00 Total Land Value: 1,205,978 Market: 0 Agricultural: 0 Common: 1,205,978 PRINTED 07/09/2026 BY SYS