PT TRACT E IN OR 2200/1082
EAST NASSAU-WILDLIGHT PHASE 1A
PBK 8/203

BWS COMMERCIAL HOLDINGS LLC
3 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2026

44-2N-27-1000-00TE-0010

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

TINKER ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 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	1,036,616
TOTAL MARKET VALUE	1,036,616
SOH/AGL Deduction	420,465
ASSESSED VALUE	616,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	616,151
TOTAL JUST VALUE	1,036,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						

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	72,745.00	SF		1.00	1.00	0.75	19.00	14.25	1,036,616							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,036,616 Market: 0 Agricultural: 0 Common: 1,036,616 PRINTED 07/09/2026 BY SYS