



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	28	GLASS THRM	50
Exterior Wall	31	HARDIE BRD	50
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST PANEL	20
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	02	WOOD FRAME	100
Story Height		14	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

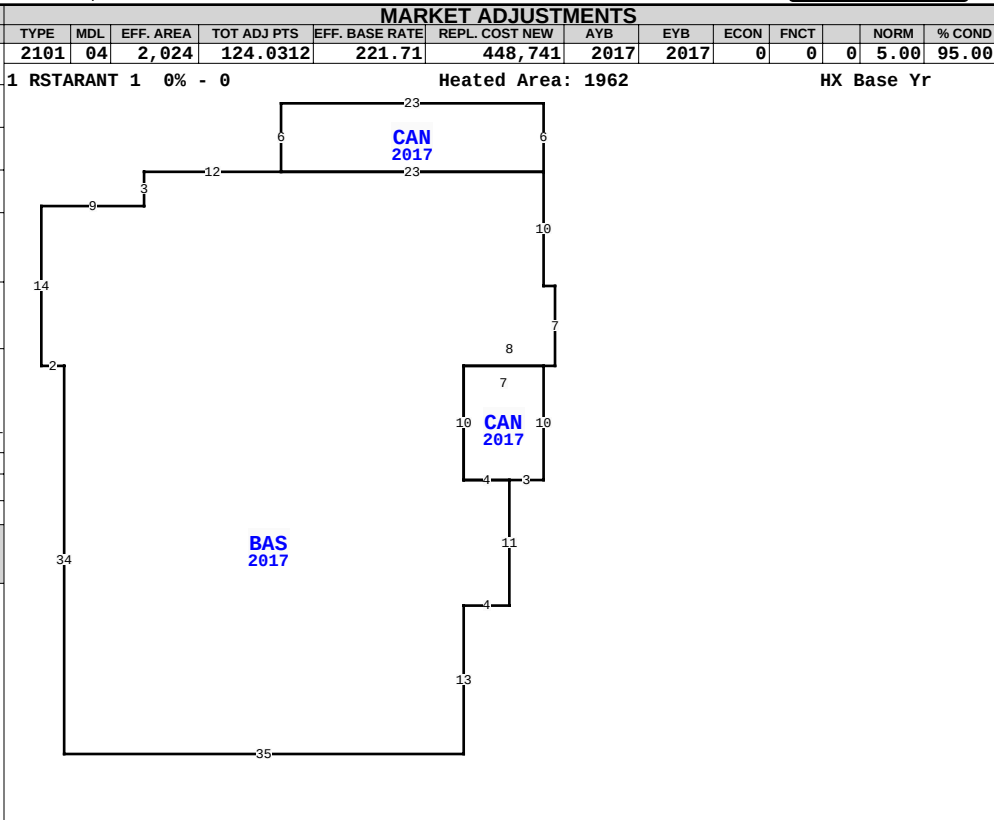
Quality	03	Quality Level	03
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	2017	1,962	413,245
CAN	70	30	2017	21	4,423
CAN	138	30	2017	41	8,636

TOTALS	2,170			2,024	426,304
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,072.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	254.00	LF	15.00	15.00	
3	0812	CONCRETE C	0	0	0	0	2,076.00	SF	4.00	4.00	
4	0855	CONC PAVER	0	0	0	0	2,777.00	SF	10.00	10.00	
5	0812	CONCRETE C	0	0	0	0	1,439.00	SF	4.00	4.00	
6	0885	WATERSCAPE	0	0	0	0	1.00	UT	2,000.00	2,000.00	
7	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	
8	0350	CARPORT WD	0	0	0	0	468.00	SF	13.00	13.00	
9	0810	CONCRETE A	0	0	38	26	988.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002100	C	RESTAURANT	0		PD - E	0.00	0.00	9,583.00	SF	1.00



123 TINKER ST, YULEE	BLD DATE 07/25/2024	REA	LGL DATE	04/20/2026	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
69,075											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				426,304	
TOTAL MARKET OB/XF VALUE				69,075	
TOTAL LAND VALUE - MARKET				182,077	
TOTAL MARKET VALUE				677,456	
SOH/AGL Deduction				168,962	
ASSESSED VALUE				508,494	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				508,494	
TOTAL JUST VALUE				677,456	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				619,786	

MOCAMA TAPROOM @ WILDLIGHT_ OPENED 10/2023: KW 7/2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002958	467 SQFT) COMMER	14,990	03/13/2024
23001581	REMODEL	100,000	02/03/2023
17004169	NEW CONSTRUCTION	252,460	05/10/2017

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

BUILDING NOTES					
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BUILDING DIMENSIONS					
CAN=[YR=2017] W23 S6 BAS=[YR=2017] W12 S3 W9 S14 E2 S34 E35 N13 E4 N11 CAN=[YR=2017] E3 N10 W7 S10 E4\$ W4 N10 E8 N7 W1 N10 W23\$ E23 N6\$.					