

PARCEL "2" BEING TRACT 5
IN OR 2309/1342
(EX OR 2496/1313 & PT R/W OR 282

WILDLIGHT RESIDENTIAL ASSC INC
C/O PROPERTY TAX COORDINATOR, 57 HOMEGROWN WAY UNIT 303
YULEE, FL 32097

2026

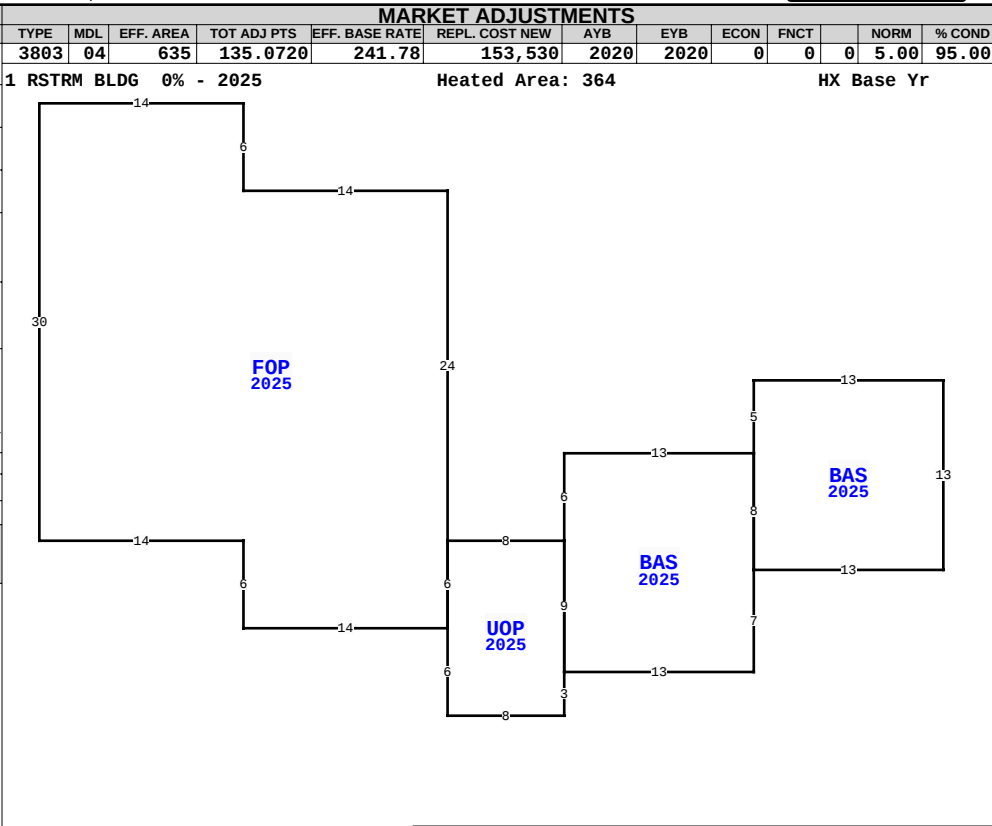
44-2N-27-1002-00P2-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		17	CB STUCCO 60		
Exterior Wall		12	CEDAR 40		
Roof Structure		02	SHED 100		
Roof Cover		11	SLATE 100		
Interior Wall		01	MINIMUM 100		
Interior Floor		11	CLAY TILE 100		
Ceiling		02	F.NOT SUS 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Fixtures			7 100		
Frame		04	REIN CONC 100		
Story Height			12 100		
RMS			2 100		
Stories		1.	1. 100		
Units			0 100		
Quality		05	Quality Level 05		
DOR CODE		0005	COMMON S/D LANDS		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4086.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	169	100	2025	169	38,818
BAS	195	100	2025	195	44,790
FOP	840	30	2025	252	57,883
UOP	96	20	2025	19	4,364
TOTALS	1,300			635	145,854

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	4,800.00	SF	2.00	2.00
2	0400	CONC CURB	0	0	0	0	200.00	LF	15.00	15.00
3	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00
4	0865	POOL SF	0	0	0	0	2,500.00	SF	80.00	80.00
5	0857	SANDSTONE/	0	0	0	0	5,000.00	SF	16.00	16.00
6	0462	ST/AL FNC	0	0	430	4	1,720.00	SF	10.00	10.00
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00
8	0462	ST/AL FNC	0	0	620	4	2,480.00	SF	10.00	10.00
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00
10	0811	CONCRETE B	0	0	160	6	960.00	SF	5.20	5.20

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000005	C	COMMON S/D L	0		PD - E	0.00	0.00	1.00	UT



TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	4,800.00	SF	2.00	2.00
2	0400	CONC CURB	0	0	0	0	200.00	LF	15.00	15.00
3	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00
4	0865	POOL SF	0	0	0	0	2,500.00	SF	80.00	80.00
5	0857	SANDSTONE/	0	0	0	0	5,000.00	SF	16.00	16.00
6	0462	ST/AL FNC	0	0	430	4	1,720.00	SF	10.00	10.00
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00
8	0462	ST/AL FNC	0	0	620	4	2,480.00	SF	10.00	10.00
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TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000005	C	COMMON S/D L	0		PD - E	0.00	0.00	1.00	UT

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				RECONCILE			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				0			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				100			
TOTAL MARKET VALUE				100			
SOH/AGL Deduction				0			
ASSESSED VALUE				100			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				100			
TOTAL JUST VALUE				100			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				100			
WATERBUG POOL BATHROOMS + SHADE PAVILLION @ WILDLI							

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