PARCEL 4C
EAST NASSAU-WILDLIGHT PDP3/
POD 4 NORTH OR 2539/1789

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

44-2N-27-1004-004C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0200		

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

CROSSTOWN BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/26/2026 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	1,910,403
TOTAL MARKET VALUE	1,910,403
SOH/AGL Deduction	526,613
ASSESSED VALUE	1,383,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,383,790
TOTAL JUST VALUE	1,910,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,907,019

METAL TUBLAR TOWER @ WILDLIGHT ENTRANCE @ CROSSTOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011351	ENTRY TOWERS	218,000	02/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	167,270.00	SF		1.00	1.00	0.60	19.00	11.40	1,906,878							
2	009600	C	WASTELAND	0		PD -	E		1.41	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,525							

REVIEW DATE 02/16/2024 BY KW Total Acres: 5.24 Total Land Value: 1,910,403 Market: 0 Agricultural: 0 Common: 1,910,403 PRINTED 07/09/2026 BY SYS