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

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

44-2N-27-1004-004D-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

CURIOSITY AVE, 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	8,630,530
TOTAL MARKET VALUE	8,630,530
SOH/AGL Deduction	6,537,291
ASSESSED VALUE	2,093,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,093,239
TOTAL JUST VALUE	8,630,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,627,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	690,430.00	SF		1.00	1.00	0.50	25.00	12.50	8,630,375							
2	009602	C	RETENTION PO	0		PD -	E 0.00	0.00	1.55	AC		1.00	1.00	1.00	100.00	100.00	155							

REVIEW DATE 01/26/2026 **BY** DC Total Acres: 1.55 Total Land Value: 8,630,530 Market: 0 Agricultural: 0 Common: 8,630,530 **PRINTED** 07/09/2026 BY SYS