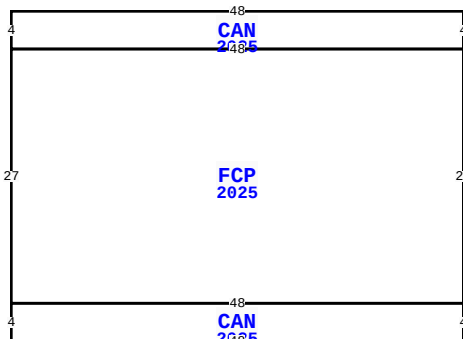
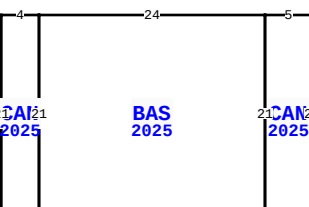


WILDLIGHT RESIDENTIAL ASSOCIATION INC
57 HOMEGROWN WAY UNIT 303
YULEE, FL 32097

44-2N-27-1004-RCT3-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION																				PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	27	PREFIN MTL 100								3803	04	1,066	153.4680	274.71	292,841	2024	2024		0	0	1.25	98.75	VALUATION BY					RECONCILE																					
Roof Structure	02	SHED 100								1 RSTRM BLDG 0% - 2025										Heated Area: 504 HX Base Yr																													
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	03	MASONRY 100																																															
Frame		14 100																																															
Story Height		3 100																																															
RMS	1.	1. 100																																															
Stories		0 100																																															
Units																																																	
Quality		05	Quality Level 05																																														
DOR CODE		0005	COMMON S/D LANDS																																														
MAP NUM			MKT AREA																		04																												
NEIGHBORHOOD/LOC		4086.0200																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	504	100	2025	504	136,723																																												
CAN	84	30	2025	25	6,782																																												
CAN	105	30	2025	32	8,681																																												
CAN	192	30	2025	58	15,734																																												
CAN	192	30	2025	58	15,734																																												
FCP	1,296	30	2025	389	105,526																																												
TOTALS		2,373			1,066	289,180																																											
EXTRA FEATURES										151 CROSSTOWN BLVD, YULEE																																							
L N	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																																	
1	0803	ASPHALT C	0	0	450	12			5,400.00	SF	2.00				2.00	100	2025	2024	90	9,720																													
2	0300	BOAT DCK W	0	0	0	0			465.00	SF	40.00				40.00	100	2025	2024	98	18,228																													
3	0810	CONCRETE A	0	0	11	13			143.00	SF	6.50				6.50	100	2025	2024	100	930																													
4	0812	CONCRETE C	0	0	800	6			4,800.00	SF	4.00				4.00	100	2025	2024	100	19,200																													
5	0400	CONC CURB	0	0	0	0			380.00	LF	15.00				15.00	100	2025	2024	100	5,700																													
6	0811	CONCRETE B	0	0	30	25			750.00	SF	5.20				5.20	100	2025	2024	100	3,900																													
7	0097	AWNING CN	0	0	20	14			280.00	SF	65.00				65.00	100	2025	2024	98	17,836																													
8	0462	ST/AL FNC	0	0	775	4			3,100.00	SF	10.00				10.00	100	2025	2024	98	30,380																													
9	0463	FENCE GATE	0	0	0	0			6.00	UT	300.00				300.00	100	2025	2024	99	1,782																													
10	0462	ST/AL FNC	0	0	575	4			2,300.00	SF	10.00				10.00	100	2025	2024	98	22,540																													
LAND DESCRIPTION										TOTAL OB/XF										130,216																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000005	C	COMMON S/D L		0	PD - E	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																
											</																																						

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