PT TRACT 4H-1
IN OR 2755/1631
EAST NASSAU-WILDLIGHT PDP3/POD4

COMMUNITY FIRST CREDIT UNION
637 NORTH LEE STREET
JACKSONVILLE, FL 32204

2026

44-2N-27-1005-04H1-0010

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

SR 200, 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	762,280
TOTAL MARKET VALUE	762,280
SOH/AGL Deduction	0
ASSESSED VALUE	762,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,280
TOTAL JUST VALUE	762,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	762,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012921	NEW CREDIT UNION	935,366	11/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1631	12/11/2024	SW	Q	V	01	900,000

GRANTOR: WILDLIGHT LLC

GRANTEE: COMMUNITY FIRST CRE

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		40,120.00	SF		1.00	1.00	1.00	19.00	19.00	762,280							

REVIEW DATE 01/26/2026 BY DC Total Acres: 0.92 Total Land Value: 762,280 Market: 0 Agricultural: 0 Common: 762,280 PRINTED 07/09/2026 BY SYS