LOT 2 IN OR 2130/1437 &
PT OF LOT 3 IN OR 2203/1414
ESMT PT OR 2176/356

FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

2026

44-2N-27-1960-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 50
Roof Cover	13	STAND SEAM 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	05	STEEL 100
Story Height		14 100
RMS		42 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

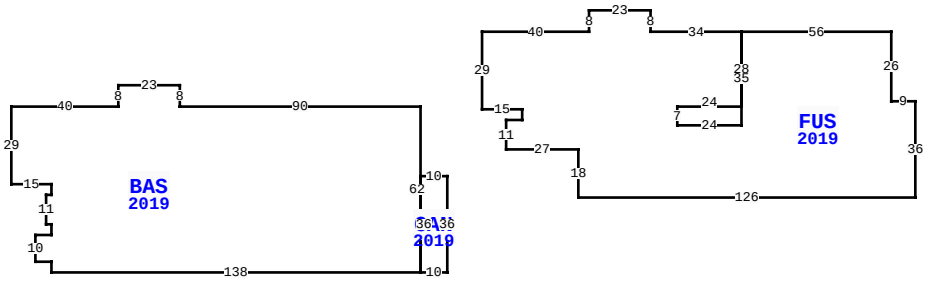
DOR CODE	1800	MULTI STORY OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4084.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,257	100	2019	9,257	1,845,992
CAN	360	30	2019	108	21,536
FUS	9,019	100	2019	9,019	1,798,530
TOTALS	18,636			18,384	3,666,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	18,384	134.9618	201.43	3,703,089	2019	2023	0	0	0	1.00	99.00

1 OFFICE 0% - 0 Heated Area: 18276 HX Base Yr



208 WILDLIGHT AV, YULEE

BLD DATE	03/18/2020	KK	LGL DATE	
XF DATE	03/18/2020	KK	LAND DATE	04/20/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,882,643
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,882,643
SOH/AGL Deduction	0
ASSESSED VALUE	4,882,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,882,643
TOTAL JUST VALUE	4,882,643
NCON VALUE	0
INCOME VALUE	4882643
PREVIOUS YEAR MKT VALUE	4,674,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007264	NEW CONSTR	2,432,794	10/23/2018
18007206	FOUNDATION	2,432,794	09/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1162	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W90 N8 W23 S8 W40 S29 E15 S4 W2 S11 E2 S4 W6 S10 E6 S4 E138 CAN=[YR=2019] E10 N36 W10 S36$ N62$ PTR=E120 FUS=[YR=2019] N28 W34 N8 W23 S8 W40 S29 E15 S4 W6 S11 E27 S18 E126 N36 W9 N26 W56 S35 W24 N7 E24$ W120$.

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
1	0803	ASPHALT C	0	0	0	0	22,408.00	SF	2.00	2.00	100	2019	2019	3	80	35,853	
2	0811	CONCRETE B	0	0	0	0	1,658.00	SF	5.20	5.20	100	2019	2019	3	97	8,363	
3	0400	CONC CURB	0	0	0	0	1,013.00	LF	15.00	15.00	100	2019	2019	3	98	14,891	
4	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00	10.00	100	2019	2019	3	97	582	
5	0972	ST LGHT UN	0	0	0	0	12.00	UT	1,897.50	1,897.50	100	2019	2019	3	92	20,948	
6	0811	CONCRETE B	0	0	0	0	1,412.00	SF	5.20	5.20	100	2019	2019	3	97	7,122	
7	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	100	2019	2019	3	92	1,730	
8	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	2019	2019	3	97	3,410	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	92	552	
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2019	2019	3	100	600	

TOTAL OB/XF 94,051

LAND DESCRIPTION

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	001800	C	MULTISTORY	0		PD -	E 0.00	0.00	68,388.00	SF		1.00	1.00	1.00	10.00	10.00	683,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.57 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

LOT 2 IN OR 2130/1437 &
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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1800	MULTI STORY OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4084.00		

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,882,643
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,882,643
SOH/AGL Deduction	0
ASSESSED VALUE	4,882,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,882,643
TOTAL JUST VALUE	4,882,643
NCON VALUE	0
INCOME VALUE	4882643
PREVIOUS YEAR MKT VALUE	4,674,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/1171	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WILDLIGHT LLC ET AL						
2203/1162	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: WILDLIGHT LLC ET AL						

BLD DATE	03/18/2020	KK	LGL DATE	
XF DATE	03/18/2020	KK	LAND DATE	04/20/2026 DC
INC DATE			AG DATE	

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
11	0819	CONC 12"	0	0	16	6	96.00	SF	9.50	9.50	100	2019	2019	3	97	885	
12	0812	CONCRETE C	0	0	0	0	2,553.00	SF	4.00	4.00	100	2019	2019	3	97	9,906	
13	0649	LIGHTS-GD	0	0	0	0	11.00	SF	225.00	225.00	100	2019	2019	3	78	1,931	
14	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2019	2019	3	100	300	
15	0802	ASPHALT B	0	0	41	19	779.00	SF	2.40	2.40	100	2019	2019	3	80	1,496	
16	0400	CONC CURB	0	0	0	0	432.00	LF	15.00	15.00	100	2019	2019	3	98	6,350	
17	0855	CONC PAVER	0	0	0	0	22.00	SF	10.00	10.00	100	2019	2019	3	97	213	
18	0855	CONC PAVER	0	0	0	0	2,375.00	SF	10.00	10.00	100	2019	2019	3	97	23,038	
19	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2019	2019	3	100	40,000	
20	0966	FIRE SPRNK	0	0	0	0	18,276.00	SF	3.00	3.00	100	2019	2019	3	97	53,183	

TOTAL OB/XF 137,302

LAND DESCRIPTION

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.57 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1800	MULTI STORY OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4084.00		

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

BLD DATE	03/18/2020	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2203/1162	6/13/2018	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: WILDLIGHT LLC ET AL						

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
21	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2019	2019	3	78	312	
22	0812	CONCRETE C	0	0	0	0	4,814.00	SF	4.00	4.00	100	2019	2019	3	97	18,678	
23	0400	CONC CURB	0	0	0	0	158.00	LF	15.00	15.00	100	2019	2019	3	98	2,323	
24	0855	CONC PAVER	0	0	38	10	380.00	SF	10.00	10.00	100	2019	2019	3	97	3,686	
25	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2019	2019	3	92	4,655	
26	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2019	2019	3	100	200	
27	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2019	2019	3	78	351	

LAND DESCRIPTION

TOTAL OB/XF 30,205

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.57 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS