PT E WATERMAN MILL GRANTS
SEC 44-2N-27E, 41-3N-26E, &
50-3N-27E BEING PARCEL 1

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

50-3N-27-0000-0001-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

462805 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/30/2019 MF
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,186,125
TOTAL MARKET VALUE	240,948
SOH/AGL Deduction	0
ASSESSED VALUE	240,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,948
TOTAL JUST VALUE	4,186,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,186,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2757/1262	12/19/2024	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: WILDLIGHT LLC						
2757/1229	12/19/2024	QC	U	V	11	100
GRANTOR: RAYDIANT LLC						
GRANTEE: WILDLIGHT LLC						

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	005600	A	TIMBER 3 N S	0		PD -	E 0.00	0.00	250.94	AC		1.00	1.00	1.00	395.00	395.00	99,121							
2	005500	A	TIMBER 2 N S	0		PD -	E 0.00	0.00	208.17	AC		1.00	1.00	1.00	530.00	530.00	110,330							
3	005902	A	HARDWOOD SI	0		PD -	E 0.00	0.00	97.04	AC		1.00	1.00	1.00	170.00	170.00	16,497							
4	009530	C	POND	0		PD -	E 0.00	0.00	6.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	15,000							
5	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	556.15	AC		1.00	1.00	1.00	7,500.00	7,500.00	4,171,125							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 562.15 Total Land Value: 240,948 Market: 4,171,125 Agricultural: 225,948 Common: 15,000 PRINTED 07/09/2026 BY SYS