PARCEL E
WILDLIGHT COMMERCE PARK REPLAT
OR 2752/345

SR YULEE LLC
3970 BRUNSWICK HWY
WAYCROSS, GA 31503

2026

50-3N-27-1006-000E-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0300		

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

WILDWORKS AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	900,380
TOTAL MARKET VALUE	900,380
SOH/AGL Deduction	0
ASSESSED VALUE	900,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	900,380
TOTAL JUST VALUE	900,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	865,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004126	FREE STANDING CAN	301,621	04/17/2026
B260002638	NEW RESTUARANT "S	1,056,899	03/12/2026
B260002508	CONSTRUCTION OF D	17,500	03/10/2026
B260002542	COMM NEW STOCK HO	20,468	03/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2795/1582	6/20/2025	SW	Q	V	01	1,100,000

GRANTOR: WILDLIGHT LLC
GRANTEE: SR YULEE 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	001000	C	COMMERCIAL	0		PD -	E 0.00	0.00	69,260.00	SF		1.00	1.00	1.00	13.00	13.00	900,380							

REVIEW DATE 03/17/2025 BY DC Total Acres: 1.59 Total Land Value: 900,380 Market: 0 Agricultural: 0 Common: 900,380 PRINTED 07/09/2026 BY SYS