LOT 4
HAMLET AT WILDLIGHT OR 2690/67

HAMLET AT WILDLIGHT LLC
1921 GALLOWS RD STE 700
VIENNA, VA 22182

2026

50-3N-27-1008-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

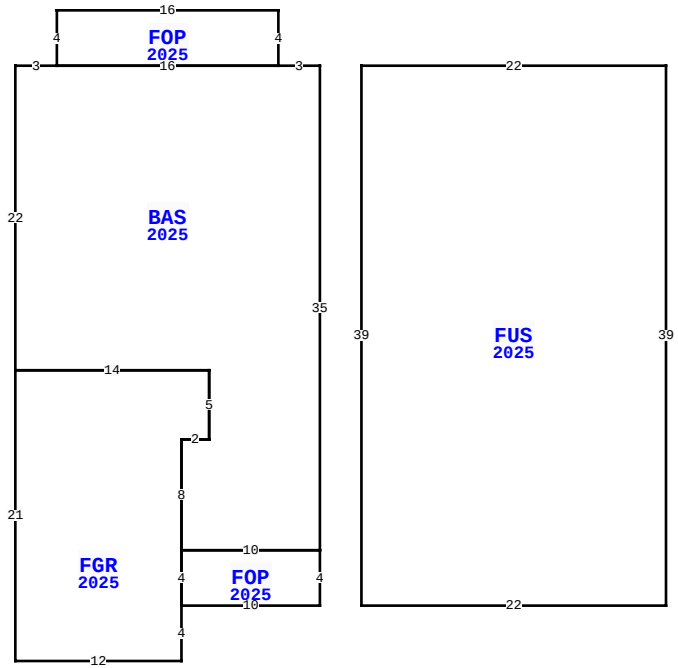
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	09	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.04	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	604	100	2025	604	85,551
FGR	262	55	2025	144	20,396
FOP	40	30	2025	12	1,700
FOP	64	30	2025	19	2,691
FUS	858	100	2025	858	121,527
TOTALS	1,828			1,637	231,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,637	134.8950	141.64	231,865	2025	2025	0	0	0	0.00	100.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1462 HX Base Yr



417 DORSET PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,865
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	291,865
SOH/AGL Deduction	0
ASSESSED VALUE	291,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,865
TOTAL JUST VALUE	291,865
NCON VALUE	231,865
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001144	PRIVATE PROVIDER	269,376	02/03/2025
250001144	CO 417 DORSET		02/03/2025
B240001538	T-1881 (H)1502 (G	269,376	02/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E3 E16 E3 S35 W10 N8 E2 N5 W14 N22 $
FOP=[YR=2025;ORIG=13,10] E16 N4 W16 S4 $
FOP=[YR=2025;ORIG=22,45] E10 S4 W10 N4 $
FGR=[YR=2025;ORIG=24,32] W14 S21 E12 N4 N4 N8 E2 N5 $
FUS=[YR=2025;ORIG=35,10] E22 S39 W22 N39 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE	0		PD -	E		1.00	LT		1.00	0.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/30/2025 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS