PARCEL 21-6B
WILDLIGHT PDP4 PHASE 1 OR 2814/3

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

50-3N-27-1012-216B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4106.00		

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

RIVERBLUFF PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 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	946,800
TOTAL MARKET VALUE	5,207
SOH/AGL Deduction	0
ASSESSED VALUE	5,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,207
TOTAL JUST VALUE	946,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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	005601	A	TIMBER 3 P S	0		PD -	E		15.78	AC		1.00	1.00	1.00	330.00	330.00	5,207							
2	009910	M	MARKET VALUE	0		PD -	E		15.78	AC		1.00	1.00	1.00	60,000.00	60,000.00	946,800							

REVIEW DATE 02/02/2026 BY DC Total Acres: 15.78 Total Land Value: 5,207 Market: 946,800 Agricultural: 5,207 Common: 0 PRINTED 07/09/2026 BY SYS