PT OF WILLIAM HOBKIRK GRANT SEC
PT OF WILLIAM HOBKIRK GRANT &
THOMAS MAY GRANT SEC 42, PT THOM

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

2026

51-3N-27-0000-0001-0290

NASSAU COUNTY PROPERTY

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

EZELL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 DC
INC DATE		AG DATE	06/04/2025 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,419,180
TOTAL MARKET VALUE	584,384
SOH/AGL Deduction	66,891
ASSESSED VALUE	517,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,493
TOTAL JUST VALUE	9,419,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,486,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1516	4/24/2024	QC	U	V	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: WILDLIGHT LLC						
2707/1511	4/24/2024	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
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	009530	C	POND	0		PD -	E 0.00	0.00	30.92	AC		1.00	1.00	1.00	2,500.00	2,500.00	77,300							
2	005600	A	TIMBER 3 N S	0		PD -	E 0.00	0.00	769.09	AC		1.00	1.00	1.00	395.00	395.00	303,791							
3	005901	A	HARDWOOD SI	0		PD -	E 0.00	0.00	36.22	AC		1.00	1.00	1.00	200.00	200.00	7,244							
4	005501	A	TIMBER 2 P S	0		PD -	E		223.23	AC		1.00	1.00	1.00	515.00	515.00	114,963							
5	005900	A	TIMBER WETLA	0		PD -	E 0.00	0.00	296.77	AC		1.00	1.00	1.00	50.00	50.00	14,838							
6	005601	A	TIMBER 3 P S	0		PD -	E 0.00	0.00	200.75	AC		1.00	1.00	1.00	330.00	330.00	66,248							

REVIEW DATE 07/28/2023 BY DC Total Acres: 1,556.98 Total Land Value: 584,384 Market: 9,341,880 Agricultural: 507,084 Common: 77,300 PRINTED 07/09/2026 BY SYS

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7	009910	M	MARKET VALUE	0		PD -	E 0.00	0.00	1,556.98	AC		1.00	1.00	0.10	60,000.00	6,000.00	9,341,880							

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