

LOT 48
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

AUGUSTIN JEAN ERNST/TSUMA WINIFRED MATAIHYA
483 BLUE DAZE STREET
YULEE, FL 32097

2023

44-2N-27-1003-0048-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2,232	254,649
FGR	498	55	274	31,261
FOP	152	30	46	5,248
FOP	156	30	47	5,362
TOTALS	3,038		2,599	296,520

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	889.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,599	96.0768	114.09	296,520	2022	2022	0	0	0	0.00	100.00	

1

SNGL FAM - 100% - 2023

Heated Area: 2232

HX Base Yr

27

12

13

13

12

48

61

9

4

12

26

22

18

19

8

8

19

20

BAS

2022

FGR

2022

FOP

2022

BLD DATE

03/21/2023

NW

LGL DATE

BLD DATE		03/21/2023	NW	LGL DATE		
XF DATE				LAND DATE		
INC DATE				AG DATE		

TOTAL OB/XF													
4,623													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,520	
TOTAL MARKET OB/XF VALUE		4,623	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		361,143	
SOH/AGL Deduction		0	
ASSESSED VALUE		361,143	
TOTAL EXEMPTION VALUE		13	361,143
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		361,143	
NCON VALUE		301,143	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008831	SWIM POOL	16,200	06/09/2022
22004616	CO ISSUED	0	03/25/2022
21009243	NEW CONSTR	374,445	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0079	4/07/2022	SW	Q	I	01	426,800	
GRANTOR: MATTAMY JACKSONVILLE							
GRANTEE: AUGUSTIN JEAN ERNST							
2475/1329	6/30/2021	SW	Q	V	05	1,388,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: MATTAMY JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W12 BAS=[YR=2022] W27 S48 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S8 E19 N8 W19\$ E1 N22 W12 N4 W9\$ E9 S4 E12 S22 E18 N61 W12 N13\$ S13 E12 N13\$.									