LOT 49
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

STOCKS MICHAEL Z JR & PAULA LOUISE
491 BLUE DAZE ST
YULEE, FL 32097

**2023**

**44-2N-27-1003-0049-0000**

## BUILDING CHARACTERISTICS

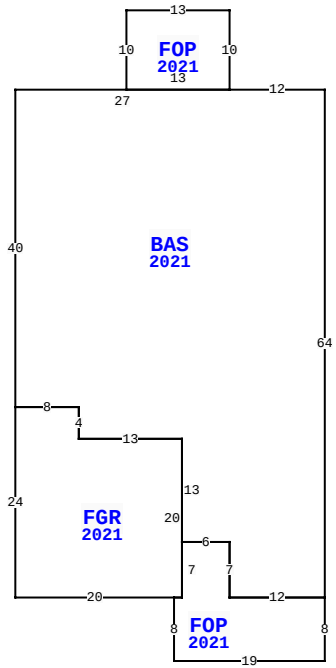
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,002 | 100 | 2,002 | 240,720 |
| FGR | 452 | 55 | 249 | 29,940 |
| FOP | 130 | 30 | 39 | 4,689 |
| FOP | 194 | 30 | 58 | 6,974 |
| TOTALS | 2,778 | | 2,348 | 282,324 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,348 | 101.2536 | 120.24 | 282,324 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2002 HX Base Yr 2023




491 BLUE DAZE ST, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,324 |
| TOTAL MARKET OB/XF VALUE | | 4,290 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 346,614 |
| SOH/AGL Deduction | | 60,095 |
| ASSESSED VALUE | | 286,519 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 236,519 |
| TOTAL JUST VALUE | | 346,614 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,807 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005818 | NEW CONSTR | 292,977 | 07/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2529/0785 | 1/11/2022 | SW | Q | I | 02 | 324,600 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: STOCKS MICHAEL ZENO | | | | | | |
| 2475/1329 | 6/30/2021 | SW | Q | V | 05 | 1,388,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: MATTAMY JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] N10 W13 S10 E13$ W27 S40
FGR=[YR=2021] S24 E20 FOP=[YR=2021] S8 E19 N8 W12 N7 W6 S7
W1$ E1 N20 W13 N4 W8$ E8 S4 E13 S13 E6 S7 E12 N64$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 825.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 4,290 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,290

| 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 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS