

LOT 50
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WILLIAMS PATRICK JEFFREY/LA VAKE TRINA KRISTINE
499 BLUE DAZE ST
YULEE, FL 32097

2023

44-2N-27-1003-0050-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	1,062	100	1,062	122,162
FGR	571	55	314	36,119
FOP	147	30	44	5,061
FSP	140	40	56	6,442
FUS	1,434	100	1,434	164,953
STR	64	10	6	690
TOTALS	3,418		2,916	335,427

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,916	96.8670	115.03	335,427	2021	2021	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2022												
Heated Area: 2496												
HX Base Yr 2022												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					335,427							
TOTAL MARKET OB/XF VALUE					3,874							
TOTAL LAND VALUE - MARKET					60,000							
TOTAL MARKET VALUE					399,301							
SOH/AGL Deduction					44,644							
ASSESSED VALUE					354,657							
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE					304,657							
TOTAL JUST VALUE					399,301							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					344,327							