

LOT 53
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WISE ROSS DAVIN & ASHELY CLAY
523 BLUE DAZE ST
YULEE, FL 32097

2023

44-2N-27-1003-0053-0000



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 50
Interior Floo	14	CARPET 50
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	

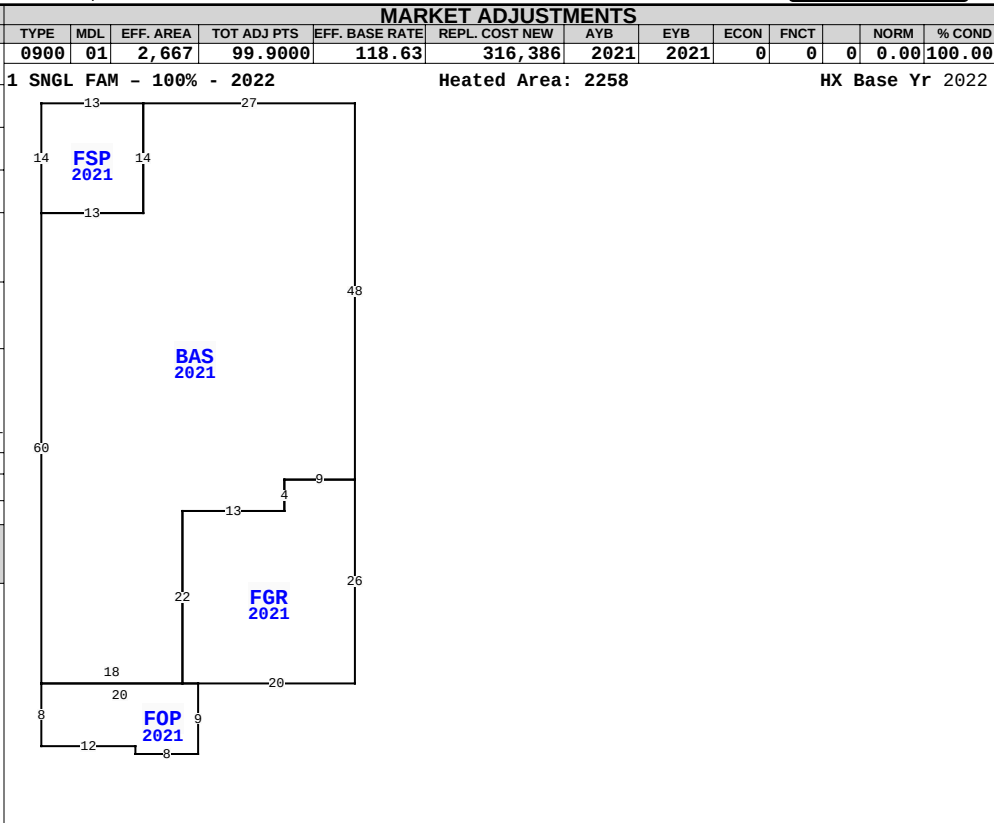
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	267,867
FGR	520	55	286	33,928
FOP	168	30	50	5,932
FSP	182	40	73	8,660

TOTALS	3,128		2,667	316,386
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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	885.00	SF	5.20	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

REVIEW DATE	11/17/2021	BY	DJ
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523 BLUE DAZE ST, YULEE	BLD DATE 03/21/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

L N	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	885.00	SF	5.20	5.20	100	2021	2021	3	100	4,602	

TOTAL OB/XF										4,602						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		316,386	
TOTAL MARKET OB/XF VALUE		4,602	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		380,988	
SOH/AGL Deduction		78,531	
ASSESSED VALUE		302,457	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		252,457	
TOTAL JUST VALUE		380,988	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004698	NEW CONSTR	329,005	05/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/0589	11/24/2021	SW	Q	I	01	357,700	
GRANTOR: MATTAMY JACKSONVILLE							
GRANTEE: WISE ROSS DAVIN & A							
2419/1850	12/22/2020	SW	Q	V	05	1,354,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: MATTAMY JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W27 FSP=[YR=2021] W13 S14 E13 N14\$ S14 W13 S60 FOP=[YR=2021] S8 E12 S1 E8 N9 FGR=[YR=2021] E20 N26 W9 S4 W13 S22 E2\$ W20\$ E18 N22 E13 N4 E9 N48\$.									