LOT 56
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

POPE SAMANTHA & APPLE JOE
547 BLUE DAZE ST
YULEE, FL 32097

**2023**

**44-2N-27-1003-0056-0000**

## NASSAU COUNTY PROPERTY



## 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 50 |
| Interior Floo | 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 |

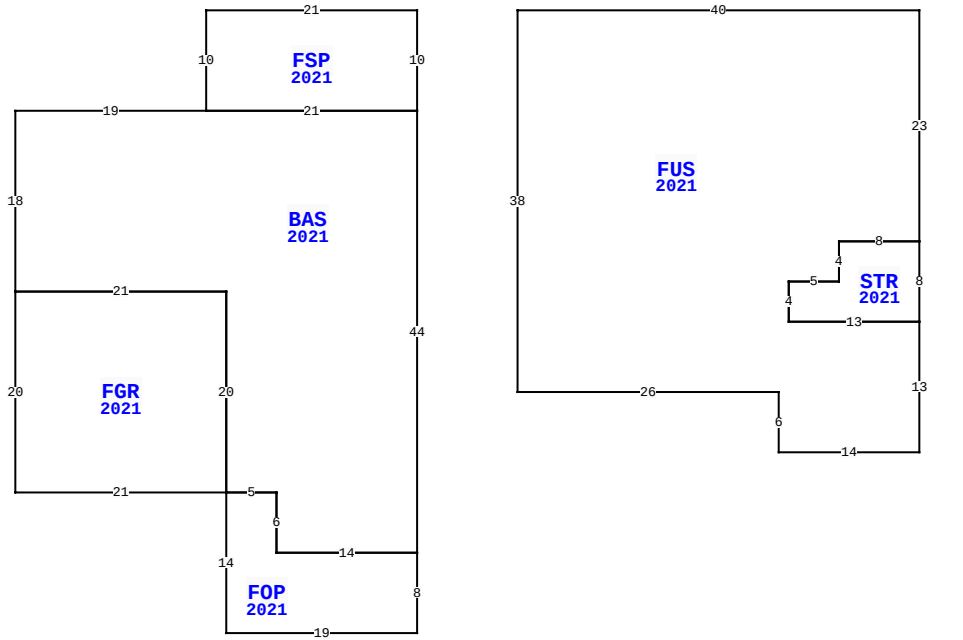
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4086.0100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,184 | 100 | 1,184 | 131,473 |
| FGR | 420 | 55 | 231 | 25,651 |
| FOP | 182 | 30 | 55 | 6,107 |
| FSP | 210 | 40 | 84 | 9,327 |
| FUS | 1,520 | 100 | 1,520 | 168,784 |
| STR | 84 | 10 | 8 | 889 |
| TOTALS | 3,600 | | 3,082 | 342,231 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,082 | 93.9780 | 111.60 | 343,951 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2704 HX Base Yr 2022




547 BLUE DAZE ST, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 342,231 |
| TOTAL MARKET OB/XF VALUE | | 4,803 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 407,034 |
| SOH/AGL Deduction | | 44,502 |
| ASSESSED VALUE | | 362,532 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 312,532 |
| TOTAL JUST VALUE | | 407,034 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 351,973 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20012810 | CO ISSUED | 0 | 12/21/2020 |
| 20005057 | NEW CONSTR | 358,793 | 07/30/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2440/1997 | 3/04/2021 | SW | Q | I | 02 | 370,900 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: POPE SAMANTHA & APP | | | | | | |
| 2371/0963 | 6/25/2020 | SW | Q | V | 05 | 905,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: MATTAMY JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S18 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S14 E19 N8 W14 N6 W5$ N20 W21$ E21 S20 E5 S6 E14 N44 W21$ E21 N10$ PTR=E10 FUS=[YR=2021] E40 S23 STR=[YR=2021] S8 W13 N4 E5 N4 E8$ W8 S4 W5 S4 E13 S13 W14 N6 W26 N38$ W10$.

## 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 | 933.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 4,803 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,803

| 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 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS