

LOT 60
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KRAMER HOLLY JEAN & JOSEPH
550 BLUE DAZE STREET
YULEE, FL 32097

2023

44-2N-27-1003-0060-0000



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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4086.0100

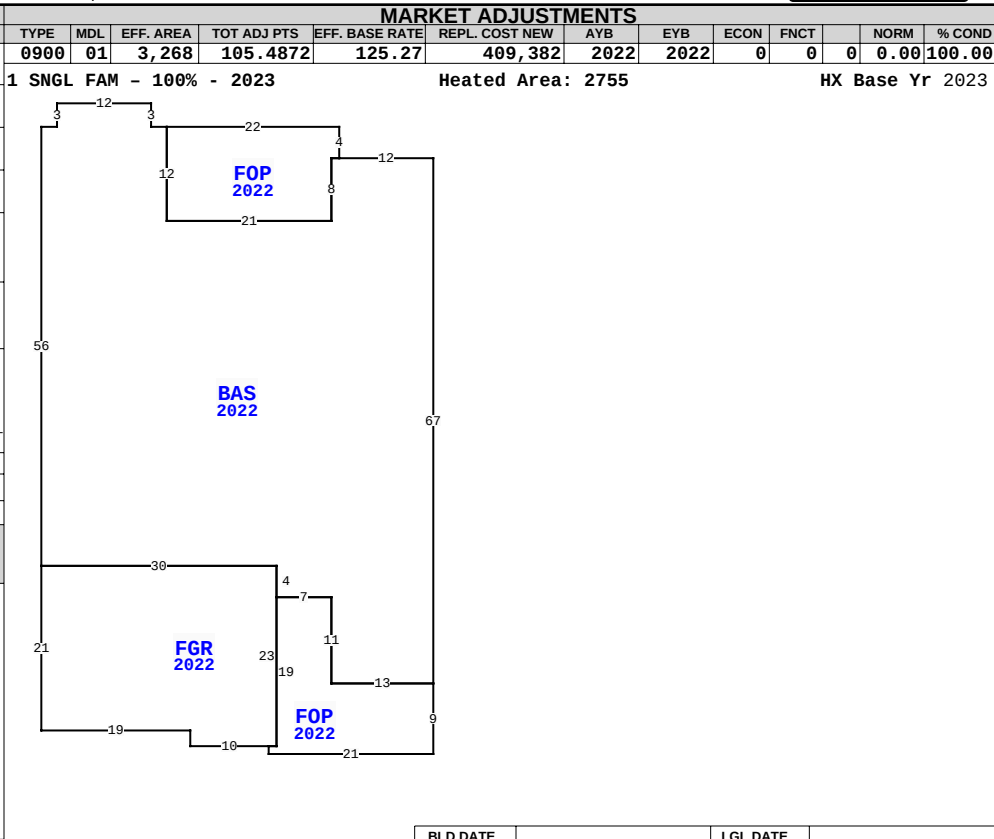
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,755	100	2,755	345,119
FGR	652	55	359	44,972
FOP	256	30	77	9,646
FOP	258	30	77	9,646
TOTALS	3,921		3,268	409,382

EXTRA FEATURES

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	992.00	SF	5.20	5.20	100	2022	2022	3	100	5,158	

LAND DESCRIPTION			TOTAL OB/XF 5,158													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75,000.00	75,000.00

REVIEW DATE 05/04/2022 BY DJ



550 BLUE DAZE ST, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,158																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE										409,382			
TOTAL MARKET OB/XF VALUE										5,158			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										489,540			
SOH/AGL Deduction										68,377			
ASSESSED VALUE										421,163			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										371,163			
TOTAL JUST VALUE										489,540			
NCON VALUE										414,540			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										60,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008298	CO ISSUED	0	05/27/2022
21008177	NEW CONSTR	402,825	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2570/0112	5/26/2022	WD	Q	I	01	574,100	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: KRAMER HOLLY JEAN &							
2497/0559	9/15/2021	SW	Q	V	05	420,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E21 N8 E1\$ W1 S8
W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S2 E10
FOP=[YR=2022] S1 E21 N9 W13 N11 W7 S19 W1\$ E1 N23 W30\$ E30 S4
E7 S11 E13 N67\$.

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