LOT 62
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WELLIVER DAWN C LIVING TRUST/WELLIVER DAWN C TRUST
528 BLUE DAZE STREET
YULEE, FL 32097

2023

44-2N-27-1003-0062-0000

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	13	LVT/LAMNT 100
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

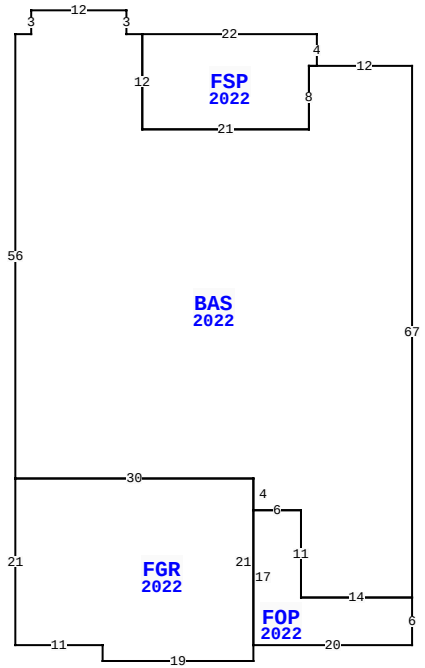
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,766	100	2,766	349,014
FGR	668	55	367	46,308
FOP	186	30	56	7,066
FSP	256	40	102	12,870
TOTALS	3,876		3,291	415,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,291	106.2600	126.18	415,258	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2766 HX Base Yr 2023



528 BLUE DAZE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,258
TOTAL MARKET OB/XF VALUE		7,620
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		497,878
SOH/AGL Deduction		260,739
ASSESSED VALUE		237,139
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		182,139
TOTAL JUST VALUE		497,878
NCON VALUE		418,887
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006884	CO ISSUED	0	05/03/2022
21007003	NEW CONSTR	402,620	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1637	5/06/2022	WD	U	I	37	594,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WELLIVER DAWN CATHE						
2470/1319	6/15/2021	SW	Q	V	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N4 W22 S12 E21 N8 E1$ W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E11 S2 E19 N2 FOP=[YR=2022] E20 N6 W14 N11 W6 S17$ N21 W30$ E30 S4 E6 S11 E14 N67$.

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	0812	CONCRETE C	0	100	0	0	1,405.00	SF	4.00	4.00	100	2022	2022	3	100	5,620	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 7,620

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	75,000.00	75,000.00	75,000							

REVIEW DATE 05/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS