LOT 66
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LIU HAI
496 BLUE DAZE STREET
YULEE, FL 32097

2023

44-2N-27-1003-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

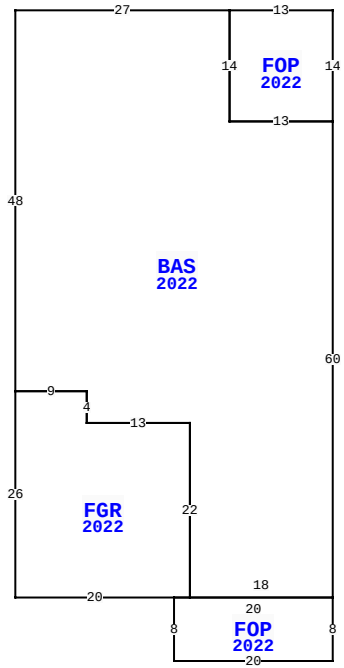
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	257,164
FGR	520	55	286	32,573
FOP	160	30	48	5,467
FOP	182	30	55	6,264
TOTALS	3,120		2,647	301,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,647	95.9040	113.89	301,467	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2258 HX Base Yr



496 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	301,467
TOTAL MARKET OB/XF VALUE	4,134
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	365,601
SOH/AGL Deduction	0
ASSESSED VALUE	365,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,601
TOTAL JUST VALUE	365,601
NCON VALUE	305,601
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007464	CO ISSUED	0	05/12/2022
21009241	NEW CONSTR	374,445	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1775	5/25/2022	SW	Q	I	01	421,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: LIU HAI						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W13 BAS=[YR=2022] W27 S48 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S8 E20 N8 W20$ E2 N22 W13 N4 W9$ E9 S4 E13 S22 E18 N60 W13 N14$ S14 E13 N14$.

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	0	0	0	795.00	SF	5.20	5.20	100	2022	2022	3	100	4,134	

LAND DESCRIPTION

TOTAL OB/XF 4,134

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS