LOT 48
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

AUGUSTIN JEAN ERNST/TSUMA WINIFRED MATAIHYIA
483 BLUE DAZE STREET
YULEE, FL 32097

2024

44-2N-27-1003-0048-0000

BUILDING CHARACTERISTICS

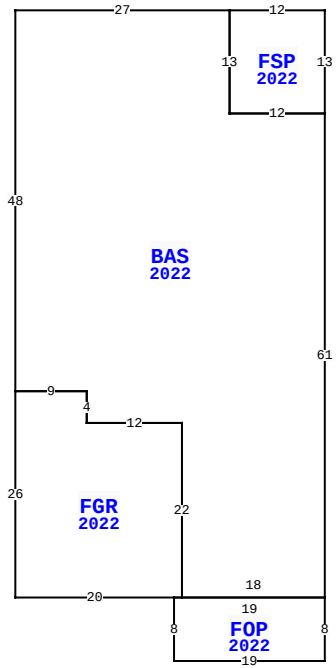
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,232	100	2,232	268,063
FGR	498	55	274	32,907
FOP	152	30	46	5,525
FSP	156	40	62	7,446
TOTALS	3,038		2,614	313,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,614	96.0768	120.10	313,941	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2232 HX Base Yr



483 BLUE DAZE ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,941
TOTAL MARKET OB/XF VALUE		4,623
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,564
SOH/AGL Deduction		4,786
ASSESSED VALUE		373,778
TOTAL EXEMPTION VALUE	13	373,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		378,564
NCON VALUE		1,801
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004616	CO ISSUED	0	03/25/2022
21009243	NEW CONSTR	374,445	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0079	4/07/2022	SW	Q	I	01	426,800
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: AUGUSTIN JEAN ERNST						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-12,0] W27 S48 E9 S4 E12 S22 E18 N61 W12 N13 $
FGR=[YR=2022;ORIG=-39,48] S26 E20 E1 N22 W12 N4 W9 $
FSP=[YR=2022;ORIG=0,0] W12 S13 E12 N13 $
FOP=[YR=2022;ORIG=-19,74] S8 E19 N8 W19 $
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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	889.00	SF	5.20	5.20	100	2022	2022	3	100	4,623	

LAND DESCRIPTION

TOTAL OB/XF 4,623

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		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/29/2023 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS