LOT 50
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WILLIAMS PATRICK JEFFREY/LA VAKE TRINA KRISTINE
499 BLUE DAZE ST
YULEE, FL 32097

2024

44-2N-27-1003-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

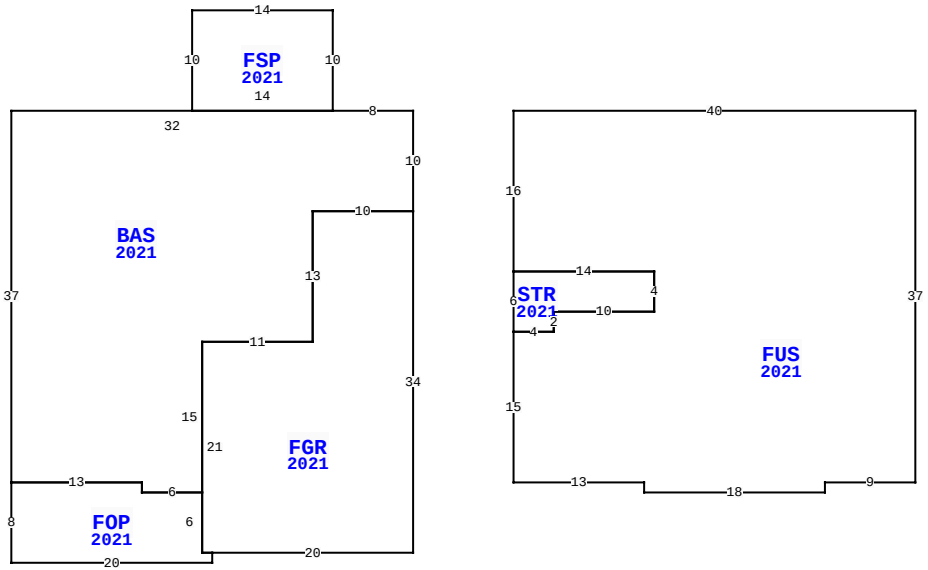
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,062	100	1,062	127,944
FGR	571	55	314	37,829
FOP	147	30	44	5,301
FSP	140	40	56	6,746
FUS	1,434	100	1,434	172,761
STR	64	10	6	722
TOTALS	3,418		2,916	351,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,916	96.8670	121.08	353,069	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2496 HX Base Yr 2022



499 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		351,304
TOTAL MARKET OB/XF VALUE		3,835
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		415,139
SOH/AGL Deduction		49,842
ASSESSED VALUE		365,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,297
TOTAL JUST VALUE		415,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016084	CO ISSUED	0	11/18/2021
21006484	NEW CONSTR	400,292	05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1106	11/18/2021	SW	Q	I	02	369,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WILLIAMS PATRICK JE						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 FSP=[YR=2021] N10 W14 S10 E14$ W32 S37
FOP=[YR=2021] S8 E20 N1 FGR=[YR=2021] E20 N34 W10 S13 W11 S21
E1$ W1 N6 W6 N1 W13$ E13 S1 E6 N15 E11 N13 E10 N10$ PTR=E10
FUS=[YR=2021] E40 S37 W9 S1 W18 N1 W13 N15 STR=[YR=2021] N6
E14 S4 W10 S2 W4$ E4 N2 E10 N4 W14 N16$ 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	745.00	SF	5.20	5.20	100	2021	2021	3	99	3,835	

LAND DESCRIPTION

TOTAL OB/XF 3,835

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 11/17/2021 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS