LOT 53
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WISE ROSS DAVIN & ASHELY CLAY
523 BLUE DAZE ST
YULEE, FL 32097

2024

44-2N-27-1003-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

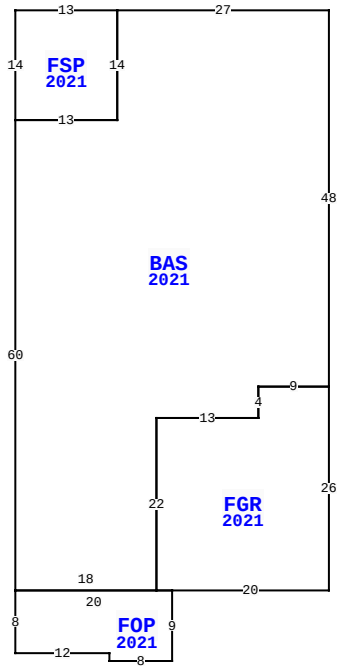
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	280,569
FGR	520	55	286	35,537
FOP	168	30	50	6,213
FSP	182	40	73	9,070
TOTALS	3,128		2,667	331,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	99.9000	124.88	333,055	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2258 HX Base Yr 2022



523 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		331,390
TOTAL MARKET OB/XF VALUE		4,556
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		395,946
SOH/AGL Deduction		84,415
ASSESSED VALUE		311,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,531
TOTAL JUST VALUE		395,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004698	NEW CONSTR	329,005	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0589	11/24/2021	SW	Q	I	01	357,700
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WISE ROSS DAVIN & A						
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] W27 FSP=[YR=2021] W13 S14 E13 N14$ S14 W13 S60
FOP=[YR=2021] S8 E12 S1 E8 N9 FGR=[YR=2021] E20 N26 W9 S4
W13 S22 E2$ W20$ E18 N22 E13 N4 E9 N48$.

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	885.00	SF	5.20	5.20	100	2021	2021	3	99	4,556	

LAND DESCRIPTION

TOTAL OB/XF 4,556

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS