

BELL NICHOLAS J & MELISSA STURNEY
531 BLUE DAZE ST
YULEE, FL 32097

44-2N-27-1003-0054-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

0331HARDIE BRD 100
GABLE/HIP 100

Roof Cover

0305COMP SHNGL 100
DRYWALL 100

Interior Wall

1313LVT/LAMNT 50

Interior Floo

1414CARPET 50

Air Condition

0303CENTRAL 100

Heating Type

0404AIR DUCTED 100

Bedrooms

0204100
3 100

Bathrooms

02WOOD FRAME 100

Stories

1.1. 100
0 100

Units

00NONE 100

Occupancy

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4086.0100

TOTALS

3,1122,663317,644

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10811CONCRETE B0000977.00SF5.205.20100202120213995,030

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,66395.9040119.88319,24020212021000.5099.50

Heated Area: 2258HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE317,644

TOTAL MARKET OB/XF VALUE5,030

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE382,674

SOH/AGL Deduction0

ASSESSED VALUE382,674

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE382,674

TOTAL JUST VALUE382,674

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE368,369

SUBAREA MARKET VALUE

FSP 2021

BAS 2021

FGR 2021

FOP 2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

2518/020311/30/2021SWQI01351,500

GRANTOR: MATTAMY JACKSONVILLE

GRANTEE: BELL NICHOLAS J & M

2419/185012/22/2020SWQV051,354,000

GRANTOR: WILDLIGHT LLC

GRANTEE: MATTAMY JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W13 BAS=[YR=2021] W27 S48 FGR=[YR=2021] S26 E21
FOP=[YR=2021] S8 E19 N8 W19\$ E1 N22 W13 N4 W9\$ E9 S4 E13 S22
E18 N60 W13 N14\$ S14 E13 N14\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PD - E 0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE11/17/2021BYDJTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/06/2024 BY SYS