

LOT 57  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

KELTNER HUNTER D & KAITLYN B  
555 BLUE DAZE ST  
YULEE, FL 32097

2024

44-2N-27-1003-0057-0000



| 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/LAMMT 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        | 269,336              |
| FGR       | 520              | 55          | 286          | 34,115               |
| FOP       | 152              | 30          | 46           | 5,486                |
| FSP       | 182              | 40          | 73           | 8,707                |
| TOTALS    | 3,112            |             | 2,663        | 317,644              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 791.00 | SF | 5.20  | 5.20           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | PD - E   | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 2,663     | 95.9040     | 119.88         | 319,240        | 2021 | 2021 | 0    | 0    | 0.50 | 99.50  |
| 1 SNGL FAM - 100% - 2022 Heated Area: 2258 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

|                         |    |       |                |           |         |             |   |        |                 |       |
|-------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 555 BLUE DAZE ST, YULEE |    |       |                | XF DATE   |         | LAND DATE   |   |        |                 |       |
|                         |    |       |                | INC DATE  |         | AG DATE     |   |        |                 |       |
| UNITS                   | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 791.00                  | SF | 5.20  | 5.20           | 100       | 2021    | 2021        | 3 | 99     | 4,072           |       |
|                         |    |       |                |           |         |             |   |        |                 |       |
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| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 4              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 317,644      |               |
| TOTAL MARKET OB/XF VALUE  |  | 4,072        |               |
| TOTAL LAND VALUE - MARKET |  | 60,000       |               |
| TOTAL MARKET VALUE        |  | 381,716      |               |
| SOH/AGL Deduction         |  | 45,018       |               |
| ASSESSED VALUE            |  | 336,698      |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |               |
| BASE TAXABLE VALUE        |  | 286,698      |               |
| TOTAL JUST VALUE          |  | 381,716      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 367,402      |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21003654   | NEW CONSTR  | 328,697 | 05/10/2021 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2508/0692                     | 10/22/2021 | SW        | Q   | I   | 01     |
| GRANTOR: MATTAMY JACKSONVILLE |            |           |     |     |        |
| GRANTEE: KELTNER HUNTER DANI  |            |           |     |     |        |
| 2371/0963                     | 6/25/2020  | SW        | Q   | V   | 05     |
| GRANTOR: WILDLIGHT LLC        |            |           |     |     |        |
| GRANTEE: MATTAMY JACKSONVILL  |            |           |     |     |        |

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