LOT 59
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

RHODEN EARICE R JR & LEANNE E
558 BLUE DAZE ST
YULEE, FL 32097

2024

44-2N-27-1003-0059-0000

BUILDING CHARACTERISTICS

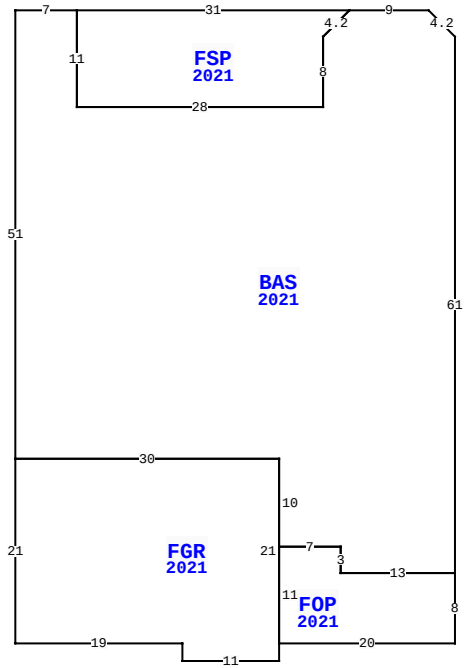
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,472	100	2,472	357,829
FGR	652	55	359	51,966
FOP	181	30	54	7,817
FSP	313	40	125	18,094
TOTALS	3,618		3,010	435,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,010	116.3800	145.48	437,895	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2472 HX Base Yr 2022



558 BLUE DAZE ST, YULEE

BLD DATE		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		435,706
TOTAL MARKET OB/XF VALUE		90,372
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		601,078
SOH/AGL Deduction		191,304
ASSESSED VALUE		409,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		359,774
TOTAL JUST VALUE		601,078
NCON VALUE		79,314
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001054	SCREEN ENCLOSURE	23,600	01/26/2024
230006915	POOL - NO DESC	86,500	05/25/2023
21000669	NEW CONSTR	350,256	01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0872	10/15/2021	WD	Q	I	01	519,200
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: RHODEN EARICE R JR						
2417/1265	12/15/2020	SW	Q	I	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 FSP=[YR=2021] W31 S11 E28 N8 U3 R3 $ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2021] S21 E19 S2 E11 N2 FOP=[YR=2021] E20 N8 W13 N3 W7 S11$ N21 W30$ E30 S10 E7 S3 E13 N61$.

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	0855	CONC PAVER	0	100	0	0	1,117.00	SF	10.00	10.00	100	2021	2021	3	99	11,058	
2	0861	POOL GUNIT	0	100	0	0	422.00	SF	85.00	85.00	100	2024	2023		100	35,870	
3	0855	CONC PAVER	0	100	0	0	906.00	SF	10.00	10.00	100	2024	2023		100	9,060	
4	0911	SCRN RM A	0	100	0	0	1,328.00	SF	17.50	17.50	100	2024	2023		100	23,240	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0476	VF 6 SBPL	0	100	102	0	102.00	LF	32.00	32.00	100	2024	2023		100	3,264	
7	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2024	2023		100	5,280	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 90,372

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	75,000.00	75,000.00	75,000							

REVIEW DATE 07/19/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS