

RICH BRIAN & CHERYL
536 BLUE DAZE STREET
YULEE, FL 32097

44-2N-27-1003-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4086.0100

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3551002,355387,068

FGR7455541067,388

FOP8330254,109

FOP17130518,382

TOTALS3,3542,841466,947

MARKET ADJUSTMENTS

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

0900012,841131.4864164.36466,947202320230000100.00

1 SNGL FAM - 100% - 2024Heated Area: 2355HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,036.00SF4.004.00100202420231004,144

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PD - E70.660.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE07/19/2024BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE466,947

TOTAL MARKET OB/XF VALUE4,144

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE546,091

SOH/AGL Deduction0

ASSESSED VALUE546,091

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE496,091

TOTAL JUST VALUE546,091

NCON VALUE471,091

INCOME VALUE

PREVIOUS YEAR MKT VALUE75,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2674/4179/25/2023WDQI01575,000

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: RICH BRIAN & CHERYL

2497/05599/15/2021SWQV05420,000

GRANTOR: WILDLIGHT LLC

GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,5] W19 N9 N9 W8 N3 W12 S3 W3 S25 W8 S24 E15 N6 E8 S11 E8 S12 E7 S8 E1 E11 N56 \$
FGR=[YR=2024;ORIG=90,36] E15 N6 E8 S11 E8 S12 S8 W1 W11 N2 W19 N23 \$
FOP=[YR=2024;ORIG=121,-4] E19 S9 W19 N9 \$
FOP=[YR=2024;ORIG=121,53] E7 S8 E1 S3 W9 N3 E1 N8 \$
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