LOT 70
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

SPRING DECLARATION OF TRUST/SPRING DAVID H TRUSTEE
464 BLUE DAZE STREET
YULEE, FL 32097

2024

44-2N-27-1003-0070-0000

BUILDING CHARACTERISTICS

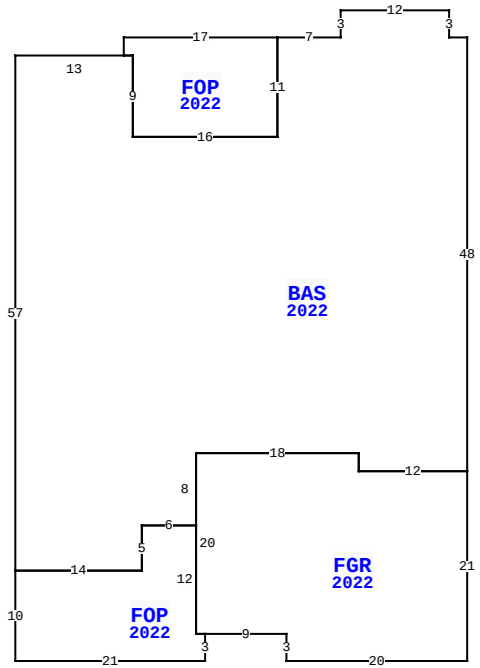
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,388	100	2,388	367,203
FGR	636	55	350	53,820
FOP	178	30	53	8,150
FOP	233	30	70	10,764
TOTALS	3,435		2,861	439,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,861	123.0178	153.77	439,936	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2388 HX Base Yr 2023



464 BLUE DAZE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		439,936
TOTAL MARKET OB/XF VALUE		4,860
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,796
SOH/AGL Deduction		44,492
ASSESSED VALUE		475,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		425,304
TOTAL JUST VALUE		519,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011497	CO ISSUED	0	07/27/2022
21009278	NEW CONSTR	401,038	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1994	7/27/2022	WD	Q	I	02	556,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SPRING DECLARATION						
2497/0559	9/15/2021	SW	Q	V	05	420,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 N3 W12 S3 W7 FOP=[YR=2022] W17 S2 E1 S9 E16 N11$ S11 W16 N9 W13 S57 FOP=[YR=2022] S10 E21 N3 FGR=[YR=2022] E9 S3 E20 N21 W12 N2 W18 S20 E1$ W1 N12 W6 S5 W14$ E14 N5 E6 N8 E18 S2 E12 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	0812	CONCRETE C	0	100	0	0	1,215.00	SF	4.00	4.00	100	2022	2022	3	100	4,860	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS