

LOT 51
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LEIBERT DAVID L & LAURA C
507 BLUE DAZE ST
YULEE, FL 32034

2025

44-2N-27-1003-0051-0000



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		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4086.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	2021	1,062	135,082
FGR	571	55	2021	314	39,940
FOP	127	30	2021	38	4,833
FOP	210	30	2021	63	8,013
FUS	1,417	100	2021	1,417	180,235
STR	76	10	2021	8	1,018
TOTALS	3,463			2,902	369,121

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,902	97.3370	128.48	372,849	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 2479 HX Base Yr 2022											
BLD DATE	03/21/2023					NW	LGL DATE	05/07/2025			
XF DATE							LAND DATE				
INC DATE							AG DATE				

507 BLUE DAZE ST, YULEE

EXTRA FEATURES							507 BLUE DAZE ST, YULEE				INC DATE				AG DATE			
L N	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	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2021	2021	3	99	3,990		