

LOT 53
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WISE ROSS DAVIN & ASHELY CLAY
523 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0053-0000



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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

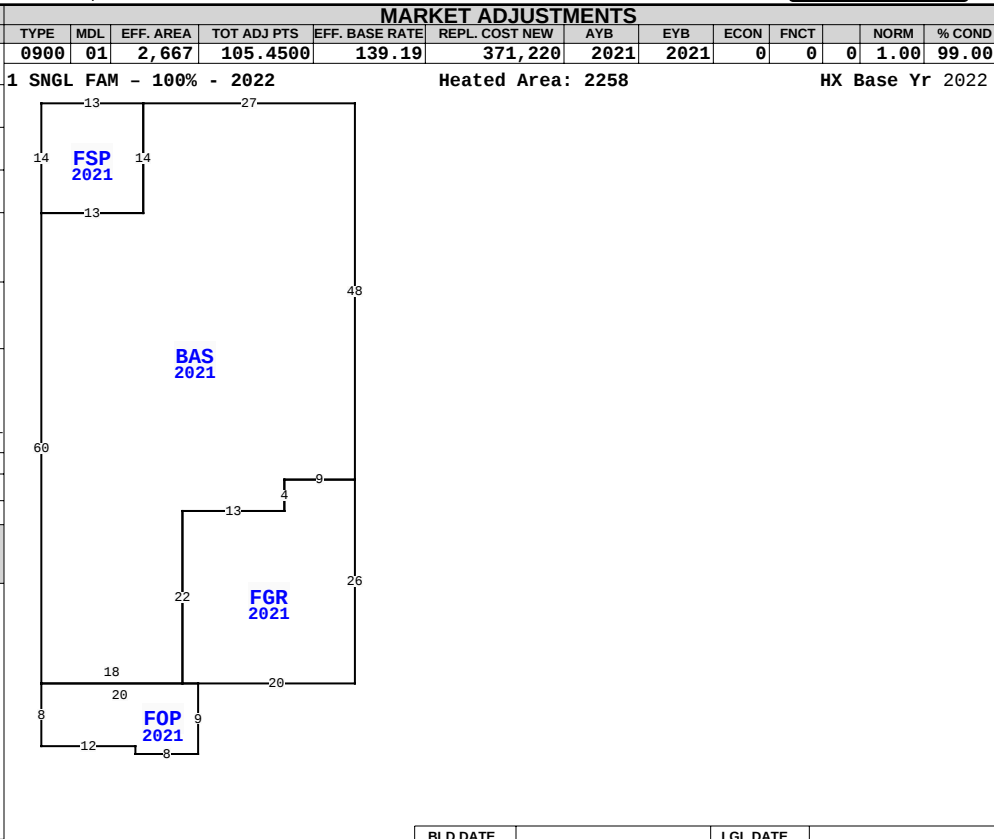
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2021	2,258	311,148
FGR	520	55	2021	286	39,410
FOP	168	30	2021	50	6,890
FSP	182	40	2021	73	10,059
TOTALS	3,128			2,667	367,508

EXTRA FEATURES		
----------------	--	--

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	885.00	SF	5.20	5.20	100	2021	2021	3	99	4,556	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	RES	100	

REVIEW DATE 04/30/2024 BY KBA



523 BLUE DAZE ST, YULEE	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															4,556
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		367,508	
TOTAL MARKET OB/XF VALUE		4,556	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		447,064	
SOH/AGL Deduction		126,499	
ASSESSED VALUE		320,565	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		269,843	
TOTAL JUST VALUE		447,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004698	NEW CONSTR	329,005	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0589	11/24/2021	SW	Q	I	01	357,700
GRANTOR:MATTAMY JACKSONVILLE						
GRANTEE:WISE ROSS DAVIN & A						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR:WILDLIGHT LLC						
GRANTEE:MATTAMY JACKSONVILL						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=2021] W27 FSP=[YR=2021] W13 S14 E13 N14\$ S14 W13 S60 FOP=[YR=2021] S8 E12 S1 E8 N9 FGR=[YR=2021] E20 N26 W9 S4 W13 S22 E2\$ W20\$ E18 N22 E13 N4 E9 N48\$.		