

LOT 54
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BELL NICHOLAS J & MELISSA STURNEY
531 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0054-0000



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	298,720
FGR	520	55	2021	286	37,836
FOP	152	30	2021	46	6,086
FSP	182	40	2021	73	9,657

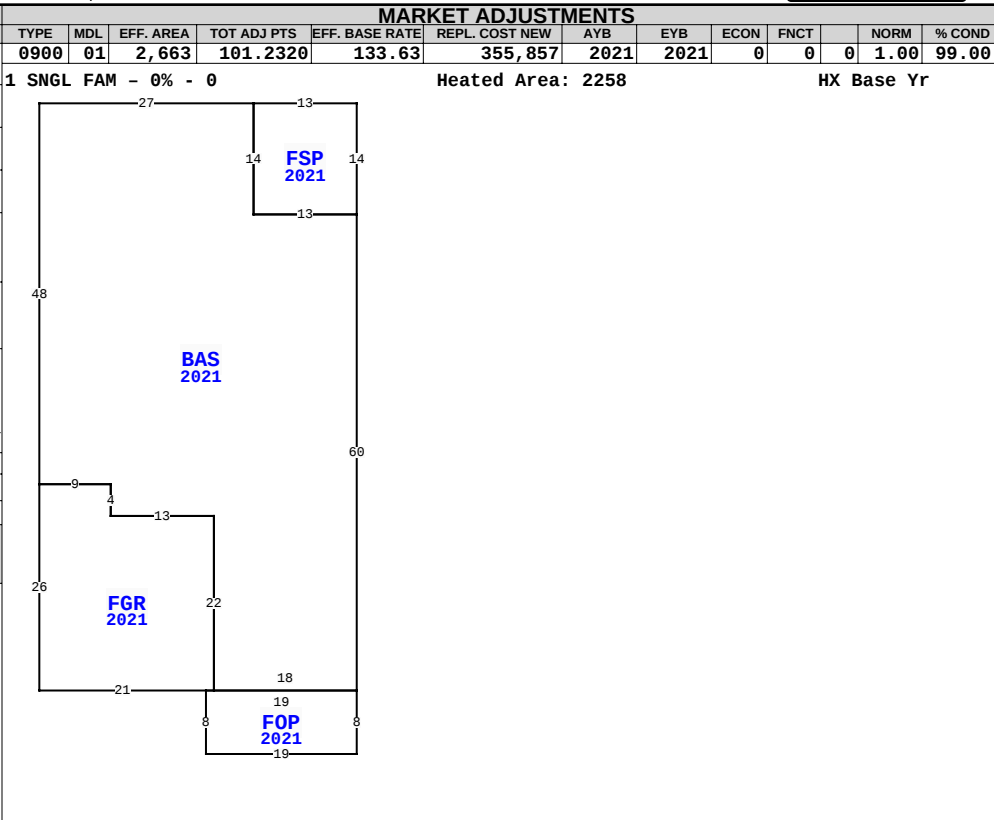
TOTALS 3,112 2,663 352,298

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	0	0	0	977.00	SF	5.20	5.20	100	2021	2021	3	99	5,030	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	



BLD DATE	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF																	5,030
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				352,298	
TOTAL MARKET OB/XF VALUE				5,030	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				432,328	
SOH/AGL Deduction				11,387	
ASSESSED VALUE				420,941	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				420,941	
TOTAL JUST VALUE				432,328	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				382,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006313	NEW CONSTR	434,989	05/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0203	11/30/2021	SW	Q	I	01	351,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: BELL NICHOLAS J & M						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W13 BAS=[YR=2021] W27 S48 FGR=[YR=2021] S26 E21
FOP=[YR=2021] S8 E19 N8 W19\$ E1 N22 W13 N4 W9\$ E9 S4 E13 S22
E18 N60 W13 N14\$ S14 E13 N14\$.