LOT 55
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LEMMERMAN TIMOTHY F JR & SARAH ANN BANKER
539 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

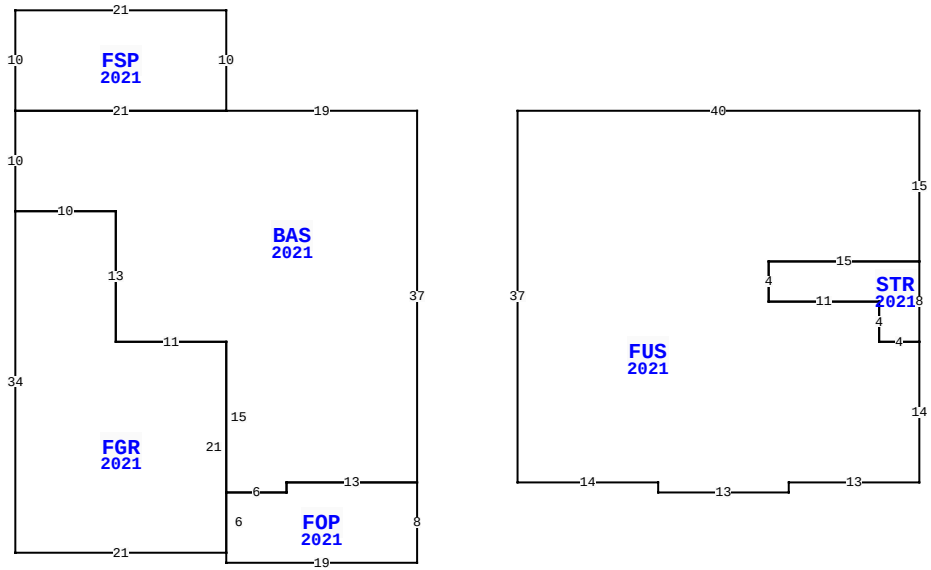
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	146	30	2021	44	5,596
FSP	210	40	2021	84	10,684
FUS	1,417	100	2021	1,417	180,235
STR	76	10	2021	8	1,018
TOTALS	3,482			2,929	372,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	97.3370	128.48	376,318	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2479 HX Base Yr 2022



539 BLUE DAZE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,555
TOTAL MARKET OB/XF VALUE		74,096
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		521,651
SOH/AGL Deduction		140,816
ASSESSED VALUE		380,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,113
TOTAL JUST VALUE		521,651
NCON VALUE		69,967
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011751	TO BUILD AND INST	19,281	10/18/2024
230013589	POOL	115,112	10/24/2023
210013753	CO ISSUED		10/07/2021
21003651	NEW CONSTR	362,134	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/0715	10/20/2021	SW	Q	I	01	355,600
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: LEMMERMAN TIMOTHY F						
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] W19 FSP=[YR=2021] N10 W21 S10 E21$ W21 S10
FGR=[YR=2021] S34 E21 FOP=[YR=2021] S1 E19 N8 W13 S1 W6 S6$
N21 W11 N13 W10$ E10 S13 E11 S15 E6 N1 E13 N37$ PTR=E10
FUS=[YR=2021] E40 S15 STR=[YR=2021] S8 W4 N4 W11 N4 E15$ W15
S4 E11 S4 E4 S14 W13 S1 W13 N1 W14 N37$ W10$.

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	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	2021	2021	3	99	4,129	
2	0861	POOL GUNIT	0	100	0	0	399.00	SF	85.00	85.00	100	2025	2024		100	33,915	
3	0855	CONC PAVER	0	100	0	0	919.00	SF	10.00	10.00	100	2025	2024		100	9,190	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0911	SCRN RM A	0	100	0	0	1,145.00	SF	17.50	17.50	100	2025	2024		100	20,038	
6	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2025	2024		100	4,224	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 74,096

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	RES	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 07/19/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS