LOT 56
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

POPE SAMANTHA & APPLE JOE
547 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0056-0000

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	11	CLAY TILE 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

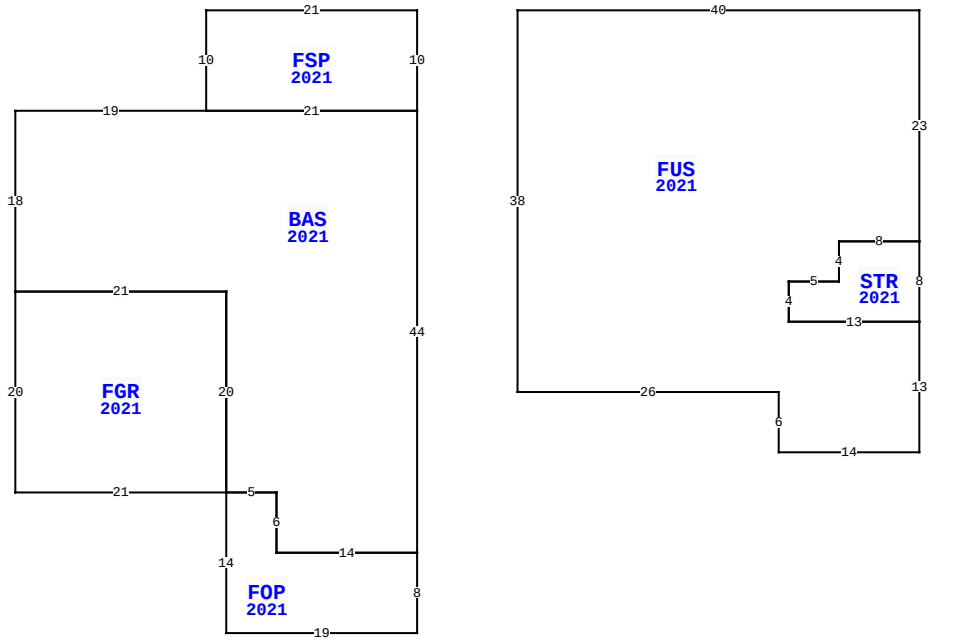
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2021	1,184	152,708
FGR	420	55	2021	231	29,793
FOP	182	30	2021	55	7,094
FSP	210	40	2021	84	10,834
FUS	1,520	100	2021	1,520	196,044
STR	84	10	2021	8	1,032
TOTALS	3,600			3,082	397,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	99.1990	130.94	403,557	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2704 HX Base Yr 2022



547 BLUE DAZE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,504
TOTAL MARKET OB/XF VALUE		4,755
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,259
SOH/AGL Deduction		93,022
ASSESSED VALUE		384,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,515
TOTAL JUST VALUE		477,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012810	CO ISSUED	0	12/21/2020
20005057	NEW CONSTR	358,793	07/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/1997	3/04/2021	SW	Q	I	02	370,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: POPE SAMANTHA & APP						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S18 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S14 E19 N8 W14 N6 W5$ N20 W21$ E21 S20 E5 S6 E14 N44 W21$ E21 N10$ PTR=E10 FUS=[YR=2021] E40 S23 STR=[YR=2021] S8 W13 N4 E5 N4 E8$ W8 S4 W5 S4 E13 S13 W14 N6 W26 N38$ 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	933.00	SF	5.20	5.20	100	2020	2020	3	98	4,755	

LAND DESCRIPTION

TOTAL OB/XF 4,755

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 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS