

LOT 57
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KELTNER HUNTER D & KAITLYN B
555 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0057-0000



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
1	0811	CONCRETE B	0 100	0	0	791.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PD -	E 0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,663	101.2320	133.63	355,857	2021	2021	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 2258									
HX Base Yr 2022									

555 BLUE DAZE ST, YULEE									
BLD DATE 03/21/2023 NW LGL DATE 05/07/2025 MLU									
XF DATE									
INC DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			352,298
TOTAL MARKET OB/XF VALUE			4,072
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			431,370
SOH/AGL Deduction			84,908
ASSESSED VALUE			346,462
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			295,740
TOTAL JUST VALUE			431,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003654	NEW CONSTR	328,697	05/10/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2508/0692	10/22/2021	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: KELTNER HUNTER DANI					
2371/0963	6/25/2020	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: MATTAMY JACKSONVILL					

BUILDING NOTES									
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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\$.									