

LOT 58
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KESSLER NICHOLAS D & MEGAN D
563 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0058-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

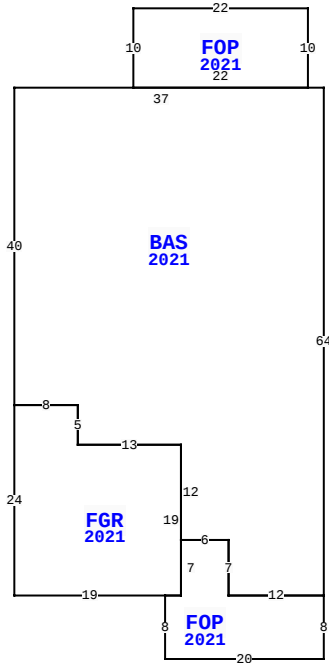
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2021	2,015	264,757
FGR	439	55	2021	241	31,666
FOP	202	30	2021	61	8,015
FOP	220	30	2021	66	8,672
TOTALS	2,876			2,383	313,109

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	932.00	SF	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	0		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	2,383	100.5480	132.72	316,272	2021	2021	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 2015					HX Base Yr				



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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								313,109	
TOTAL MARKET OB/XF VALUE								4,798	
TOTAL LAND VALUE - MARKET								75,000	
TOTAL MARKET VALUE								392,907	
SOH/AGL Deduction								11,072	
ASSESSED VALUE								381,835	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								381,835	
TOTAL JUST VALUE								392,907	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								347,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002244	NEW CONSTR	299,000	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1678	7/16/2021	SW	Q	I	02	306,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: KESSLER NICHOLAS D						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W2 FOP=[YR=2021] N10 W22 S10 E22\$ W37 S40									
FGR=[YR=2021] S24 E19 FOP=[YR=2021] S8 E20 N8 W12 N7 W6 S7									
W2\$ E2 N19 W13 N5 W8\$ E8 S5 E13 S12 E6 S7 E12 N64\$.									