LOT 60
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KRAMER HOLLY JEAN & JOSEPH
550 BLUE DAZE STREET
YULEE, FL 32097

2025

44-2N-27-1003-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

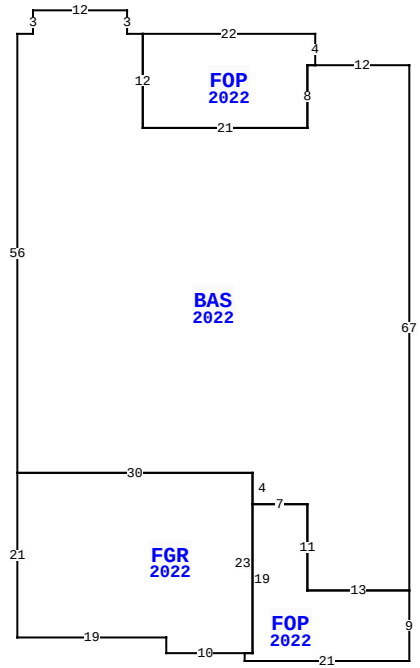
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,755	100	2022	2,755	418,037
FGR	652	55	2022	359	54,474
FOP	256	30	2022	77	11,684
FOP	258	30	2022	77	11,684
TOTALS	3,921			3,268	495,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,268	115.5336	152.50	498,370	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2755 HX Base Yr 2023



550 BLUE DAZE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		495,878
TOTAL MARKET OB/XF VALUE		5,107
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		575,985
SOH/AGL Deduction		129,607
ASSESSED VALUE		446,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		395,656
TOTAL JUST VALUE		575,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008298	CO ISSUED	0	05/27/2022
21008177	NEW CONSTR	402,825	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0112	5/26/2022	WD	Q	I	01	574,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KRAMER HOLLY JEAN &						
2497/0559	9/15/2021	SW	Q	V	05	420,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E21 N8 E1$ W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S2 E10 FOP=[YR=2022] S1 E21 N9 W13 N11 W7 S19 W1$ E1 N23 W30$ E30 S4 E7 S11 E13 N67$.

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	992.00	SF	5.20	5.20	100	2022	2022	3	99	5,107	

LAND DESCRIPTION

TOTAL OB/XF 5,107

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 05/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS