LOT 61
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

RICH BRIAN & CHERYL
536 BLUE DAZE STREET
YULEE, FL 32097

2025

44-2N-27-1003-0061-0000

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 70
Interior Floo	14	CARPET 30
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
Quality	06	Quality Level 06

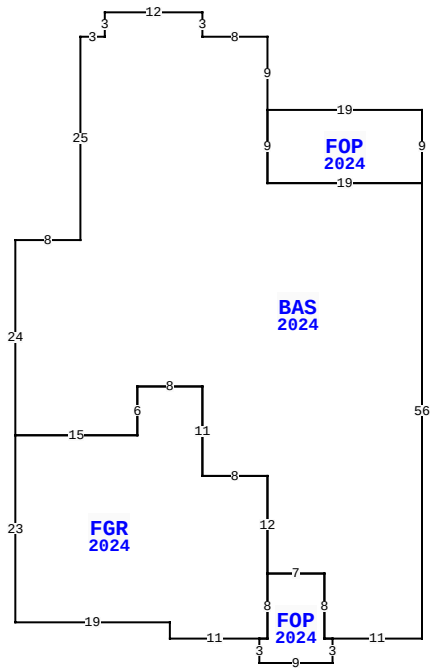
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,355	100	2024	2,355	408,734
FGR	745	55	2024	410	71,160
FOP	83	30	2024	25	4,339
FOP	171	30	2024	51	8,852
TOTALS	3,354			2,841	493,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,841	131.4864	173.56	493,084	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2355 HX Base Yr 2024



536 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		493,084
TOTAL MARKET OB/XF VALUE		60,299
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		628,383
SOH/AGL Deduction		10,300
ASSESSED VALUE		618,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		567,361
TOTAL JUST VALUE		628,383
NCON VALUE		56,155
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005196	PERGOLLA 8 X 19 (	4,879	04/30/2024
SP240003027	INGROUND SWIMMING	140,000	03/15/2024
230008432	CO ISSUED		06/30/2023
22005567	NEW CONSTR	398,734	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/417	9/25/2023	WD	Q	I	01	575,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: RICH BRIAN & CHERYL						
2497/0559	9/15/2021	SW	Q	V	05	420,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,5] W19 N9 N9 W8 N3 W12 S3 W3 S25 W8 S24 E15 N6 E8 S11 E8 S12 E7 S8 E1 E11 N56 $
FGR=[YR=2024;ORIG=90,36] E15 N6 E8 S11 E8 S12 S8 W1 W11 N2 W19 N23 $
FOP=[YR=2024;ORIG=121,-4] E19 S9 W19 N9 $
FOP=[YR=2024;ORIG=121,53] E7 S8 E1 S3 W9 N3 E1 N8 $
.

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	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2024	2023		100	4,144	
2	0861	POOL GUNIT	0	100	0	0	401.00	SF	85.00	85.00	100	2025	2024		100	34,085	
3	0855	CONC PAVER	0	100	0	0	485.00	SF	10.00	10.00	100	2025	2024		100	4,850	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
5	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	
6	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	
7	1075	TRELLIS G	0	100	19	8	152.00	SF	35.00	35.00	100	2025	2024		100	5,320	

LAND DESCRIPTION

TOTAL OB/XF 60,299

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 -	E70.66	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