LOT 63
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MITCHELL MICHELLE K
520 BLUE DAZE ST
YULEE, FL 32097

**2025**

**44-2N-27-1003-0063-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

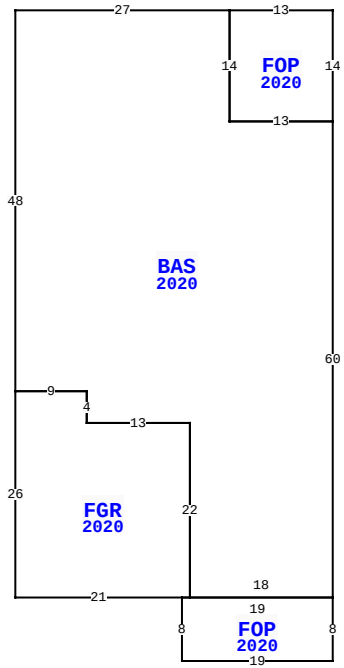
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2020 | 2,258 | 298,278 |
| FGR | 520 | 55 | 2020 | 286 | 37,780 |
| FOP | 152 | 30 | 2020 | 46 | 6,076 |
| FOP | 182 | 30 | 2020 | 55 | 7,265 |
| TOTALS | 3,112 | | | 2,645 | 349,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,645 | 101.5968 | 134.11 | 354,721 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2258 HX Base Yr




520 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 | 349,400 |
| TOTAL MARKET OB/XF VALUE | 3,577 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 427,977 |
| SOH/AGL Deduction | 11,460 |
| ASSESSED VALUE | 416,517 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 416,517 |
| TOTAL JUST VALUE | 427,977 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 378,652 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010746 | CO ISSUED | 0 | 11/05/2020 |
| 20005055 | NEW CONSTR | 308,394 | 07/29/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2446/0757 | 3/24/2021 | SW | Q | I | 01 | 355,100 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: MITCHELL MICHELLE K | | | | | | |
| 2371/0963 | 6/25/2020 | SW | Q | V | 05 | 905,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: MATTAMY JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2020] W13 BAS=[YR=2020] W27 S48 FGR=[YR=2020] S26 E21 FOP=[YR=2020] S8 E19 N8 W19$ E1 N22 W13 N4 W9$ E9 S4 E13 S22 E18 N60 W13 N14$ S14 E13 N14$.

## 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 | 0 | 0 | 0 | 702.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 3,577 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,577

| 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 | 0 | | 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 02/16/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS