LOT 64
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

TAYLOR JEREMY W & AMY E
512 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0064-0000

NASSAU COUNTY PROPERTY

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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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

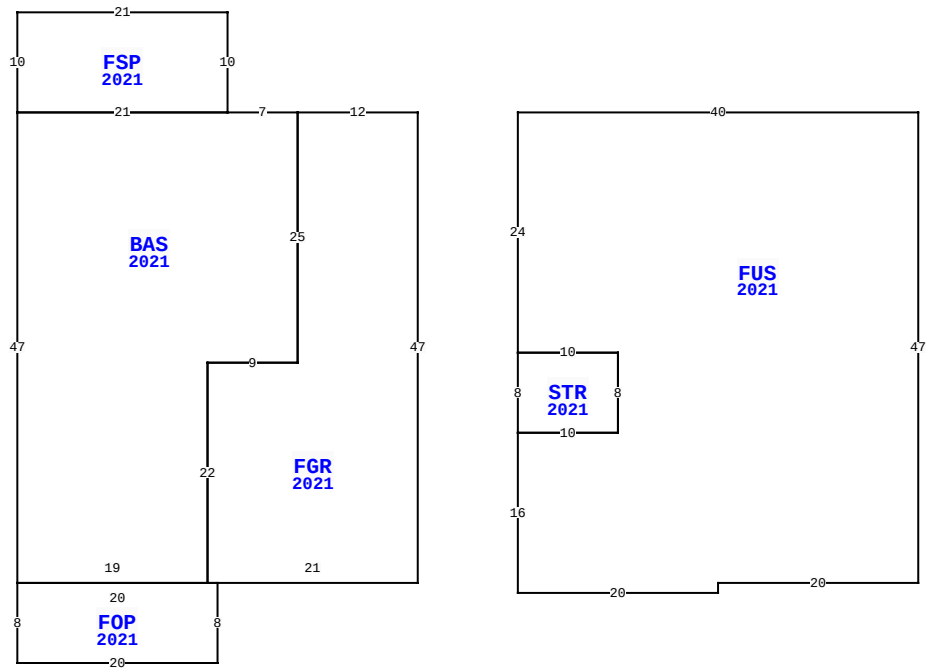
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	2021	1,118	139,183
FGR	762	55	2021	419	52,162
FOP	160	30	2021	48	5,976
FSP	210	40	2021	84	10,457
FUS	1,820	100	2021	1,820	226,576
STR	80	10	2021	8	996
TOTALS	4,150			3,497	435,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,497	95.2660	125.75	439,748	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2938 HX Base Yr 2022



512 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		435,351
TOTAL MARKET OB/XF VALUE		3,866
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		514,217
SOH/AGL Deduction		155,472
ASSESSED VALUE		358,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,023
TOTAL JUST VALUE		514,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005993	NEW CONSTR	429,272	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/1674	11/16/2021	SW	Q	I	01	396,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: TAYLOR JEREMY WAYNE						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W12 BAS=[YR=2021] W7 FSP=[YR=2021] N10 W21 S10 E21$ W21 S47 FOP=[YR=2021] S8 E20 N8 W20$ E19 N22 E9 N25$ S25 W9 S22 E21 N47 $ PTR=E10 FUS=[YR=2021] E40 S47 W20 S1 W20 N16 STR=[YR=2021] N8 E10 S8 W10$ E10 N8 W10 N24$ W10$.

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	751.00	SF	5.20	5.20	100	2021	2021	3	99	3,866	

LAND DESCRIPTION

TOTAL OB/XF 3,866

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 11/17/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS