LOT 65
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WANG KAI & LILY
504 BLUE DAZE STREET
YULEE, FL 32097

2025

44-2N-27-1003-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

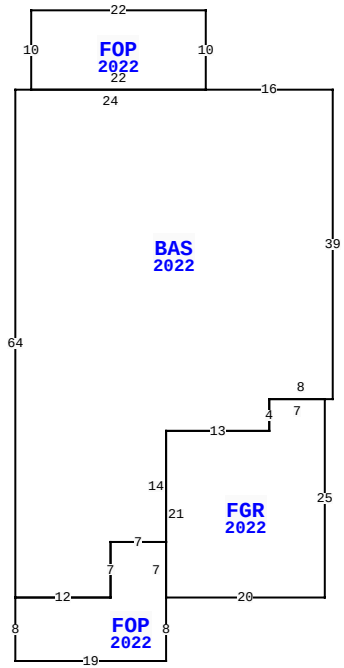
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,038	100	2022	2,038	269,131
FGR	448	55	2022	246	32,486
FOP	201	30	2022	60	7,923
FOP	220	30	2022	66	8,716
TOTALS	2,907			2,410	318,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	100.5480	132.72	319,855	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2038 HX Base Yr



BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

504 BLUE DAZE ST, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,256
TOTAL MARKET OB/XF VALUE	3,851
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	397,107
SOH/AGL Deduction	11,173
ASSESSED VALUE	385,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,934
TOTAL JUST VALUE	397,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007466	CO ISSUED	0	05/12/2022
21009257	NEW CONSTR	340,925	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0627	5/18/2022	SW	Q	I	01	406,700
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WANG KAI & LILY (H&						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

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	748.00	SF	5.20	5.20	100	2022	2022	3	99	3,851	

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N10 W22 S10 E22$ W24 S64
FOP=[YR=2022] S8 E19 N8 FGR=[YR=2022] E20 N25 W7 S4 W13 S21$
N7 W7 S7 W12$ E12 N7 E7 N14 E13 N4 E8 N39$.

LAND DESCRIPTION

TOTAL OB/XF 3,851

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 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