

LOT 66
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LIU HAI
496 BLUE DAZE STREET
YULEE, FL 32097

2025

44-2N-27-1003-0066-0000



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/LAMMT 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	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	2022	2,258	300,228
FGR	520	55	2022	286	38,027
FOP	160	30	2022	48	6,382
FOP	182	30	2022	55	7,313
TOTALS	3,120			2,647	351,950

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	795.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PD - E	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,647	101.2320	133.63	353,719	2022	2022	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 2258									
HX Base Yr									
496 BLUE DAZE ST, YULEE									

TOTAL OB/XF									
4,093									
BLD DATE	XF DATE	INC DATE	03/21/2023	NW	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		351,950	
TOTAL MARKET OB/XF VALUE		4,093	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		431,043	
SOH/AGL Deduction		11,441	
ASSESSED VALUE		419,602	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		419,602	
TOTAL JUST VALUE		431,043	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		381,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007464	CO ISSUED	0	05/12/2022
21009241	NEW CONSTR	374,445	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2565/1775	5/25/2022	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: LIU HAI					
2475/1329	6/30/2021	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: MATTAMY JACKSONVILL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W13 BAS=[YR=2022] W27 S48 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S8 E20 N8 W20\$ E2 N22 W13 N4 W9\$ E9 S4 E13 S22 E18 N60 W13 N14\$ S14 E13 N14\$.									