LOT 67
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

TEAL JESSE EDWARD & TARA L
488 BLUE DAZE STREET
YULEE, FL 32097

2025

44-2N-27-1003-0067-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

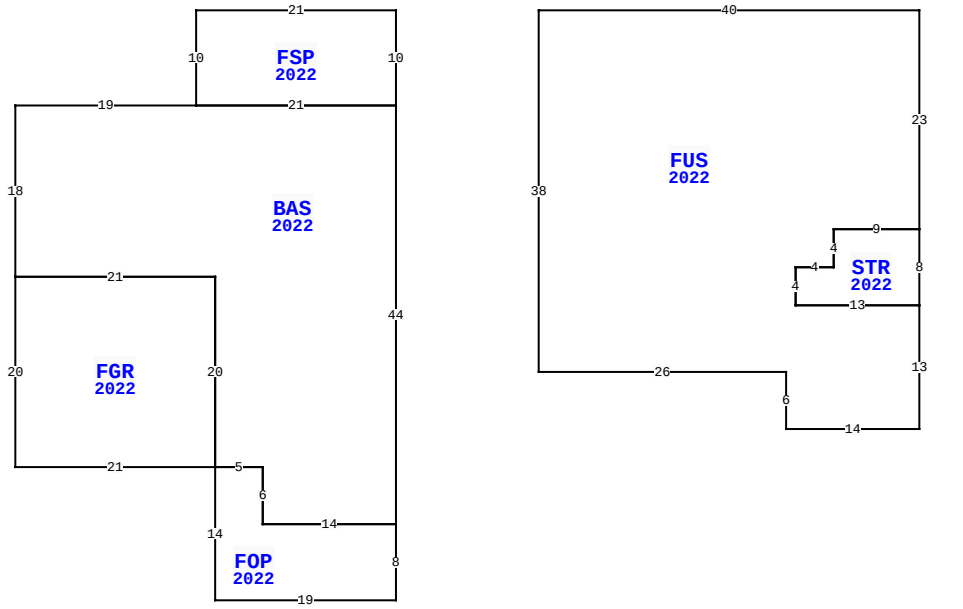
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2022	1,184	147,060
FGR	420	55	2022	231	28,692
FOP	182	30	2022	55	6,832
FSP	210	40	2022	84	10,434
FUS	1,516	100	2022	1,516	188,296
STR	88	10	2022	9	1,117
TOTALS	3,600			3,079	382,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,079	94.5668	124.83	384,352	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2700 HX Base Yr 2023



488 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		382,430
TOTAL MARKET OB/XF VALUE		4,839
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		462,269
SOH/AGL Deduction		46,309
ASSESSED VALUE		415,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,238
TOTAL JUST VALUE		462,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010405	CO ISSUED	0	06/10/2022
21013820	NEW CONSTR	435,405	10/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1757	6/14/2022	SW	Q	I	01	540,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: TEAL JESSE EDWARD &						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 S10 BAS=[YR=2022] W19 S18 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S14 E19 N8 W14 N6 W5$ N20 W21$ E21 S20 E5 S6 E14 N44 W21$ E21 N10$ PTR=E15 FUS=[YR=2022] E40 S23 STR=[YR=2022] S8 W13 N4 E4 N4 E9$ W9 S4 W4 S4 E13 S13 W14 N6 W26 N38$ W15$.

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	940.00	SF	5.20	5.20	100	2022	2022	3	99	4,839	

LAND DESCRIPTION

TOTAL OB/XF 4,839

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 07/26/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS