LOT 69
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WILSON CHRISTINA MICHELLE
472 BLUE DAZE ST
YULEE, FL 32097

2025

44-2N-27-1003-0069-0000

BUILDING CHARACTERISTICS

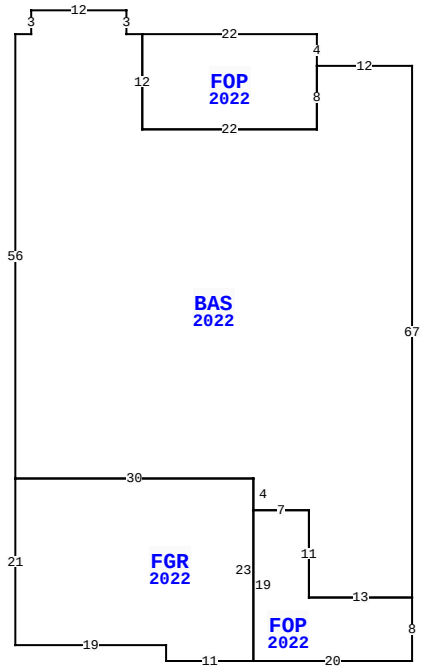
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,747	100	2022	2,747	424,476
FGR	652	55	2022	359	55,474
FOP	237	30	2022	71	10,971
FOP	264	30	2022	79	12,208
TOTALS	3,900			3,256	503,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,256	117.6496	155.30	505,657	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2747 HX Base Yr 2023



472 BLUE DAZE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,129
TOTAL MARKET OB/XF VALUE		11,732
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		589,861
SOH/AGL Deduction		165,158
ASSESSED VALUE		424,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		373,981
TOTAL JUST VALUE		589,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007466	CO ISSUED	0	05/12/2022
21003950	NEW CONSTR	402,825	04/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0567	1/31/2022	WD	Q	I	01	642,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILSON CHRISTINA MI						
2442/1517	3/15/2021	SW	Q	V	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E19 S2 E11 FOP=[YR=2022] E20 N8 W13 N11 W7 S19$ N23 W30$ E30 S4 E7 S11 E13 N67$.

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	0855	CONC PAVER	0	100	0	0	1,185.00	SF	10.00	10.00	100	2022	2022	3	99	11,732	

LAND DESCRIPTION

TOTAL OB/XF 11,732

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 03/28/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS