LOT 47
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

CESSNA JUSTIN HOLLIS/SANTANA LESLIMAR PAGAN
475 BLUE DAZE STREET
YULEE, FL 32097

2026

44-2N-27-1003-0047-0000

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/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	01	Quality Level 01

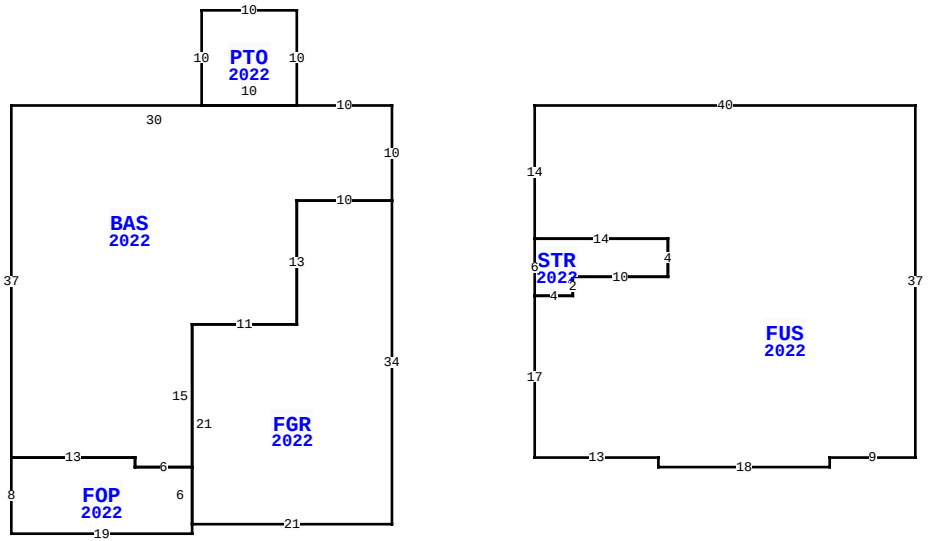
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	2022	1,062	135,007
FGR	571	55	2022	314	39,918
FOP	146	30	2022	44	5,594
FUS	1,434	100	2022	1,434	182,299
PTO	100	5	2022	5	636
STR	64	10	2022	6	762
TOTALS	3,377			2,865	364,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,865	92.3832	128.41	367,895	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2496 HX Base Yr 2024



475 BLUE DAZE ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		439,216
SOH/AGL Deduction		111,881
ASSESSED VALUE		327,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,924
TOTAL JUST VALUE		439,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004766	CO ISSUED	0	03/29/2022
21007049	NEW CONSTR	363,591	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1564	4/21/2022	SW	Q	I	01	451,600
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CESSNA JUSTIN H & L						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10PTO=[YR=2022] N10 W10 S10 E10$ W30 S37
FOP=[YR=2022] S8 E19 N1 FGR=[YR=2022] E21 N34 W10 S13 W11
S21$ N6 W6 N1 W13$ E13 S1 E6 N15 E11 N13 E10 N10$ PTR=E15
FUS=[YR=2022] E40 S37 W9 S1 W18 N1 W13 N17 STR=[YR=2022] E4
N2 E10 N4 W14 S6$ E4 N2 E10 N4 W14 N14$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS