LOT 53
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WISE ASHLEY C
523 BLUE DAZE ST
YULEE, FL 32097

2026

44-2N-27-1003-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

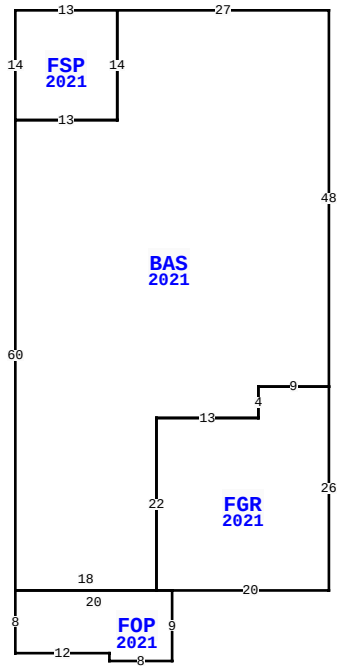
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,258	100	2021	2,258	308,843
FGR	520	55	2021	286	39,118
FOP	168	30	2021	50	6,839
FSP	182	40	2021	73	9,985
TOTALS	3,128			2,667	364,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	99.9000	138.86	370,340	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2258 HX Base Yr 2022



523 BLUE DAZE ST, YULEE

BLD DATE		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		364,785
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		439,785
SOH/AGL Deduction		110,565
ASSESSED VALUE		329,220
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,809
TOTAL JUST VALUE		439,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004698	NEW CONSTR	329,005	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2873/1222	5/13/2026	QC	U	I	11	100
GRANTOR: WISE ROSS D						
GRANTEE: WISE ASHLEY C						
2517/0589	11/24/2021	SW	Q	I	01	357,700
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WISE ROSS DAVIN & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 FSP=[YR=2021] W13 S14 E13 N14$ S14 W13 S60 FOP=[YR=2021] S8 E12 S1 E8 N9 FGR=[YR=2021] E20 N26 W9 S4 W13 S22 E2$ W20$ E18 N22 E13 N4 E9 N48$.

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS