

LOT 59
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

RHODEN EARICE R JR & LEANNE E
558 BLUE DAZE ST
YULEE, FL 32097

2026

44-2N-27-1003-0059-0000



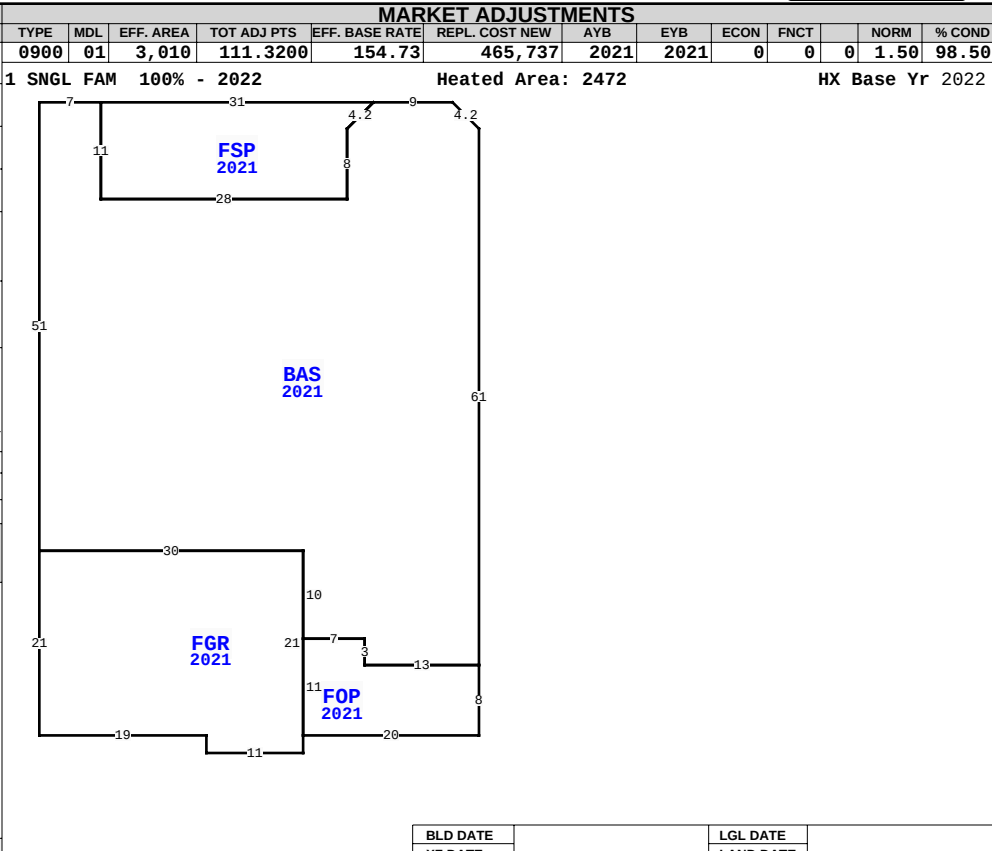
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,472	100	2021	2,472	376,756
FGR	652	55	2021	359	54,715
FOP	181	30	2021	54	8,230
FSP	313	40	2021	125	19,051
TOTALS	3,618			3,010	458,751

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00
4	0911	SCRN RM A	0	100	0	1,328.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PD - E	0.00	0.00	1.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	458,751								
TOTAL MARKET OB/XF VALUE	82,231								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	615,982								
SOH/AGL Deduction	182,940								
ASSESSED VALUE	433,042								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	381,631								
TOTAL JUST VALUE	615,982								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	621,525								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001054	SCREEN ENCLOSURE	23,600	01/26/2024
230006915	POOL - NO DESC	86,500	05/25/2023
21000669	NEW CONSTR	350,256	01/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0872	10/15/2021	WD	Q	I	01	519,200
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: RHODEN EARICE R JR						
2417/1265	12/15/2020	SW	Q	I	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 W9 FSP=[YR=2021] W31 S11 E28 N8 U3 R3 \$ D3 L3 S8 W28 N11 W7 S51 FGR=[YR=2021] S21 E19 S2 E11 N2 FOP=[YR=2021] E20 N8 W13 N3 W7 S11\$ N21 W30\$ E30 S10 E7 S3 E13 N61\$.									