

LOT 325
IN OR 1974/1260
HERON ISLES #2 PB 7/218

BROWN JASON M
96060 AQUA VISTA CT
YULEE, FL 32097

2023

37-3N-28-0740-0325-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,167	100	1,167
FGR	458	55	252
FOP	28	30	8
FSP	165	40	66
TOTALS	1,818		1,493

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,493	132.2838	119.39	178,249	2015	2015	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2016 Heated Area: 1167 HX Base Yr 2016

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			172,902
TOTAL MARKET OB/XF VALUE			3,604
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			231,506
SOH/AGL Deduction			95,226
ASSESSED VALUE			136,280
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			86,280
TOTAL JUST VALUE			231,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429662	CO ISSUED	0	04/01/2015
B1429662	NEW CONSTR	152,933	12/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1260	4/15/2015	WD Q	Q	I	02	127,400
GRANTOR: SEAWARD HOMES INC						
GRANTEE: BROWN JASON M						
1947/0284	11/07/2014	WD U	V	V	37	16,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: SEAWARD HOMES INC						

EXTRA FEATURES															
L N	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		722.00	SF	5.20				3,604	

TOTAL OB/XF										3,604					
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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W19 FSP=[YR=2015] W11 S15 E11 N15 \$ S15 W11 S29 FOP=[YR=2015] S4 E9 FGR=[YR=2015] S18 E21 N23 W16 S5 W5 \$ U4 L4 W5 \$ E5 D4 R4 E5 N5 E16 N43 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							