LOT 328
HERON ISLES #2 PB 7/218

SMITH CAMILLA REBECCA ABREU
96028 AQUA VISTA CT
YULEE, FL 32097

2023

37-3N-28-0740-0328-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

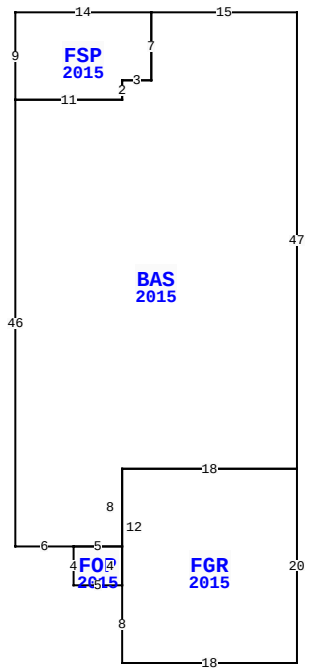
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,331	100	1,331	151,520
FGR	360	55	198	22,540
FOP	20	30	6	683
FSP	120	40	48	5,464
TOTALS	1,831		1,583	180,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	130.0398	117.36	185,781	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1331 HX Base Yr 2020



96028 AQUA VISTA CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,208
TOTAL MARKET OB/XF VALUE		7,641
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,849
SOH/AGL Deduction		75,727
ASSESSED VALUE		167,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,122
TOTAL JUST VALUE		242,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530098	CO ISSUED	0	07/20/2015
B1530098	NEW CONSTR	167,810	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1235	9/16/2019	WD	Q	I	01	189,900
GRANTOR: FINK CHRISTOPHER W &						
GRANTEE: SMITH CAMILLA REBEC						
1992/1664	7/17/2015	WD	Q	I	01	142,900
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: FINK CHRISTOPHER WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] W14 S9 E11 N2 E3 N7$ S7 W3 S2 W11 S46 E6 FOP=[YR=2015] S4 E5 FGR=[YR=2015] S8 E18 N20 W18 S12$ N4 W5$ E5 N8 E18 N47$.

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	0810	CONCRETE A	0	100	0	0	572.00	SF	6.50	6.50	100	2015	2015	3	96	3,569	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2015	2015	3	90	3,802	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 7,641

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS