

LOT 331
IN OR 1991/1080
HERON ISLES #2 PB 7/218

APPLETON WILLIAM
96002 AQUA VISTA CT
YULEE, FL 32097

2023

37-3N-28-0740-0331-0000



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
FOP	120	30	36	4,098
TOTALS	1,831		1,571	178,842

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,008.00	SF	5.20	5.20	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,571	130.0398	117.36	184,373	2015	2015	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2016											
Heated Area: 1331											
HX Base Yr 2016											

96002 AQUA VISTA CT, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
5,032											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
178,842											
TOTAL MARKET OB/XF VALUE											
5,032											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
238,874											
SOH/AGL Deduction											
98,151											
ASSESSED VALUE											
140,723											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
90,723											
TOTAL JUST VALUE											
238,874											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
206,833											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530002	CO ISSUED	0	07/10/2015
B1530002	NEW CONSTR	167,810	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1991/1080	7/15/2015	WD	Q	I	01	134,200	
GRANTOR: SOUTHERN LIFESTYLE HO							
GRANTEE: APPLETON WILLIAM							
1965/0875	3/02/2015	WD	U	V	11	100	
GRANTOR: SLH SOLUTIONS LLC							
GRANTEE: SOUTHERN LIFESTYLE							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2015] W15 FOP=[YR=2015] W14 S9 E11N2 E3 N7 S \$7 W3 S2 W11 S46 E6 FOP=[YR=2015] S4 E5 FGR=[YR=2015] S8 E18N20 W18 S12 \$ N4 W5 \$ E5 N8 E18 N47 \$.											