



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	1,465	100	1,465	147,286
FGR	380	55	209	21,012
FOP	29	30	9	905
PTO	150	5	8	804
TOTALS	2,024		1,691	170,007

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	2007
3	0810	CONCRETE A	0 100	35	16	560.00	SF	6.50	6.50	100	2007

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,691	120.6700	108.90	184,150	2007	2007	0	0	7.68	92.32
1 SINGLE FAM - 100% - 2020 Heated Area: 1465 HX Base Yr 2020											
96023 AQUA VISTA CT, YULEE											

TOTAL OB/XF											
6,842											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		170,007	
TOTAL MARKET OB/XF VALUE		6,842	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		231,849	
SOH/AGL Deduction		120,036	
ASSESSED VALUE		111,813	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,000	
BASE TAXABLE VALUE		6,813	
TOTAL JUST VALUE		231,849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906159	REPAIR/RRF	7,000	07/01/2019
E18959	NEW CONSTR	2,000	03/01/2007
M12767	H/AC	0	03/01/2007
C19524	CO ISSUED	0	02/01/2007
P12166	NEW CONSTR	0	02/01/2007
R10139	REPAIR/RRF	3,000	02/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2581/1916	8/03/2022	QC U	I	11	
GRANTOR: PRIEST LOU VICK					
GRANTEE: NEW L DIANE TRUSTEE					
2326/0924	12/11/2019	WD Q	I	01	190,000
GRANTOR: DEBERRY SKYLER JAMES					
GRANTEE: PRIEST LOU VICK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W15 PTO=[YR=2007] N8W15S10 E15N2S2W 15 S47 FGR=[YR=2007] S20 E19N13 FOP=[YR=2007] E5N4W2 U3 L3 D2 L2 D2 R2 S3N3 U4 L4 W4N2W4S2 W7\$ E7N2E4S2E4 D2 R2 U2 R2 D3 R3 E8 N52\$.											