



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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	1,473	100	1,473	151,825
FGR	372	55	205	21,129
FOP	29	30	9	928
PTO	150	5	8	824
TOTALS	2,024		1,695	174,708

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	39	16		624.00 SF 6.50	
2	0810	CONCRETE A	0	0	21	3		63.00 SF 6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	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	1,695	122.8700	110.89	187,959	2007	2007	0	0	7.05	92.95	
1 SINGLE FAM - 0% - 2023 Heated Area: 1473 HX Base Yr												
96031 AQUA VISTA CT, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

TOTAL OB/XF 3,974												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	39	16		624.00 SF 6.50	6.50	100	2007	2007
2	0810	CONCRETE A	0	0	21	3		63.00 SF 6.50	6.50	100	2007	2007

TOTAL OB/XF 3,974												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 174,708												
TOTAL MARKET OB/XF VALUE 3,974												
TOTAL LAND VALUE - MARKET 55,000												
TOTAL MARKET VALUE 233,682												
SOH/AGL Deduction 0												
ASSESSED VALUE 233,682												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 233,682												
TOTAL JUST VALUE 233,682												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 202,667												
PERMIT NUM DESCRIPTION AMT ISSUED												
E19229 NEW CONSTR 2,000 05/01/2007												
M12899 H/AC 0 05/01/2007												
C19770 CO ISSUED 0 04/01/2007												
B19770 NEW CONSTR 133,122 04/01/2007												
P12312 NEW CONSTR 0 04/01/2007												
R10280 REPAIR/RRF 3,000 04/01/2007												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
2653/610 7/11/2023 SW U I 11 100												
GRANTOR: SFR JV-2 PROPERTY LLC												
GRANTEE: SFR JV-2 2023-1 BOR												
2586/1972 8/25/2022 WD Q I 01 325,000												
GRANTOR: DYKHUIS DAVID S & KAT												
GRANTEE: SFR JV-2 LLC												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2007] W15 PTO=[YR=2007] N8W15S10 E15N2\$ S2W15 S47 FGR=[YR=2007] S20 E19N16 L4 U4 W15\$E15 D2 R2 FOP=[YR=2007] D2 R2 S3E5N4W2 L3 U3 D2 L2 \$ U2 R2 D3 R3 E8 N52\$.												