

LOT 337
IN OR 1573/95
HERON ISLES #2 PB 7/218

CLARK DANIELLE M
96041 AQUA VISTA CT
YULEE, FL 32097

2023

37-3N-28-0740-0337-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	05	AVERAGE 90	0100	01	1,597	123.6444	111.59	178,209	2007	2007	0	0	0	7.05	92.95	VALUATION SUMMARY																			
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2009													Heated Area: 1340 HX Base Yr 2009																			
Roof Structure	03	GABLE/HIP 100														VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100														Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										165,645									
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE										4,362									
Interior Floor	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET										55,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										225,007									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										110,612									
Bedrooms	03	3 100														ASSESSED VALUE										114,395									
Bathrooms	04	2 100														TOTAL EXEMPTION VALUE										HX HB VX 55,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										59,395									
Stories	1.	1. 100	TOTAL JUST VALUE										225,007																						
Units	0	0 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 195,260																						
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	1,340	100	1,340	138,989																															
FGR	439	55	241	24,997																															
FOP	25	30	8	830																															
PTO	150	5	8	830																															
TOTALS															1,954	1,597	165,645																		
EXTRA FEATURES															96041 AQUA VISTA CT, YULEE																				
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	0810	CONCRETE A	0 100	37	16	592.00	SF	6.50	6.50	100	2007	2007	3	89	3,425																				
2	0810	CONCRETE A	0 100	54	3	162.00	SF	6.50	6.50	100	2007	2007	3	89	937																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	SFR POND	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																																			