LOT 339
IN OR 2054/1241
HERON ISLES #2 PB 7/218

SULLIVAN JORDAN & KAITLYNN
96055 AQUA VISTA CT
YULEE, FL 32097

2023

37-3N-28-0740-0339-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

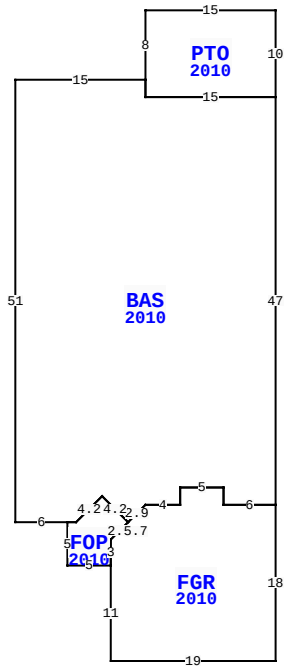
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	146,817
FGR	344	55	189	19,150
FOP	36	30	11	1,114
PTO	150	5	8	811
TOTALS	1,979		1,657	167,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	118.8000	107.22	177,664	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1449 HX Base Yr



96055 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	167,892
TOTAL MARKET OB/XF VALUE	5,531
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	228,423
SOH/AGL Deduction	40,000
ASSESSED VALUE	188,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,423
TOTAL JUST VALUE	228,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22977	CO ISSUED	0	01/29/2010
M14938	H/AC	0	11/01/2009
E0922191	ELEC OTHER	2,000	10/01/2009
P0913997	OTHER	0	10/01/2009
B0922977	NEW CONSTR	131,868	10/01/2009
R0912160	REPAIR/RRF	5,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/1241	6/02/2016	WD	Q	I	01	154,000
GRANTOR: GREEN JAMES E & WHITN						
GRANTEE: SULLIVAN JORDAN & K						
1676/1687	5/05/2010	WD	Q	I	01	135,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GREEN JAMES E & WHI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W15 S8 BAS=[YR=2010] W15 S51 E6 FOP=[YR=2010] S5 E5 FGR=[YR=2010] S11 E19 N18 W6 N2 W5 S2 W4 D4 L4 S3 $ N3 U2 R2 L3 U3 D3 L3 W1 $ E1 U3 R3 D3 R3 U2 R2 E4 N2 E5 S2 E6N47W15 N2 $ S2 E15 N10 $.

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	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2010	2010	3	92	3,157	
2	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2011	2011	3	83	2,125	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 5,531

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	000134	C	SFR POND	0	0003	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