

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

CLARK DANIELLE M
96041 AQUA VISTA CT
YULEE, FL 32097

2024

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



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	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	1,340	100	1,340	145,513
FGR	439	55	241	26,171
FOP	25	30	8	869
PTO	150	5	8	869
TOTALS	1,954		1,597	173,421

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	37	16	592.00	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0 100	54	3	162.00	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	000134	C	SFR POND	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	1,597	123.6444	117.46	187,584	2007	2007	0	0	0	7.55	92.45	
1 SINGLE FAM - 100% - 2009													
Heated Area: 1340													
HX Base Yr 2009													

96041 AQUA VISTA CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
4,313													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		173,421	
TOTAL MARKET OB/XF VALUE		4,313	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		232,734	
SOH/AGL Deduction		114,907	
ASSESSED VALUE		117,827	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		62,827	
TOTAL JUST VALUE		232,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004728	H/AC	5,000	06/01/2020
E19346	NEW CONSTR	2,000	06/01/2007
M12991	H/AC	0	06/01/2007
C19941	CO ISSUED	131,076	05/01/2007
B19941	NEW CONSTR	131,076	05/01/2007
P12395	NEW CONSTR	0	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1573/0095	6/23/2008	WD	Q	I		150,900	
GRANTOR: YOUNG AMERICAN HOMES							
GRANTEE: CLARK DANIELLE M							
1471/1191	1/12/2007	WD	U	V	19	180,000	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: YOUNG AMERICAN HOME							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W15 PTO=[YR=2007] N6W15S10 E15N4S\$4W15S41											
FGR=[YR=2007] S21E20 N6E3N8W3N7W9S1W5N1W6\$E6S1E5N1 E9S7E10N14											
FOP=[YR=2007] N10 D5 L5 D5 R5 \$ U5 L5 U5 R5 N28\$.											