LOT 338
IN OR 2195/1149
HERON ISLES #2 PB 7/218

PERSCHKE ELSIE R/MUIR SUEANN C ET AL
960047 AQUA VISTA CT
YULEE, FL 32097

2024

37-3N-28-0740-0338-0000

BUILDING CHARACTERISTICS

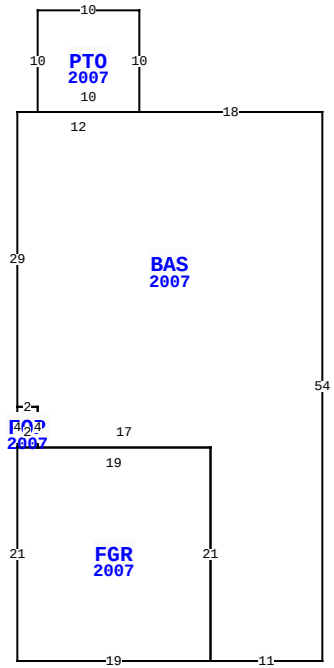
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,213	100	1,213	132,637
FGR	399	55	219	23,947
FOP	8	30	2	219
PTO	100	5	5	547
TOTALS	1,720		1,439	157,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	125.0392	118.79	170,939	2007	2007	0	0	0	7.95	92.05

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96047 AQUA VISTA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,349
TOTAL MARKET OB/XF VALUE	4,015
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	216,364
SOH/AGL Deduction	26,261
ASSESSED VALUE	190,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,103
TOTAL JUST VALUE	216,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20368	CO ISSUED	0	08/01/2007
E19901	NEW CONSTR	2,000	08/01/2007
M13228	H/AC	0	08/01/2007
R10623	REPAIR/RRF	3,000	08/01/2007
B20368	NEW CONSTR	114,114	08/01/2007
P12628	NEW CONSTR	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1149	5/09/2018	QC	U	I	11	70,700
GRANTOR: PERSCHKE ELSIE R						
GRANTEE: PERSCHKE ELSIE R ET						
1538/0712	11/29/2007	WD	Q	I		147,600
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: PERSCHKE ELSIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 PTO=[YR=2007] N10W10S10 E10$W12 S29
FOP=[YR=2007] S4 FGR=[YR=2007] S21E19N21W19$E2N4W2$E2
S4E17S21E11 N54$.

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	0810	CONCRETE A	0	0	39	15	585.00	SF	6.50	6.50	100	2007	2007	3	88	3,346	
2	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	2007	2007	3	88	669	

LAND DESCRIPTION

TOTAL OB/XF 4,015

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS