LOT 324
HERON ISLES #2 PB 7/218

GREENELTCH KRISTIE GAYHART & CHRISTINA CHARLIZE
96068 AQUA VISTA CT
YULEE, FL 32097

2025

37-3N-28-0740-0324-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

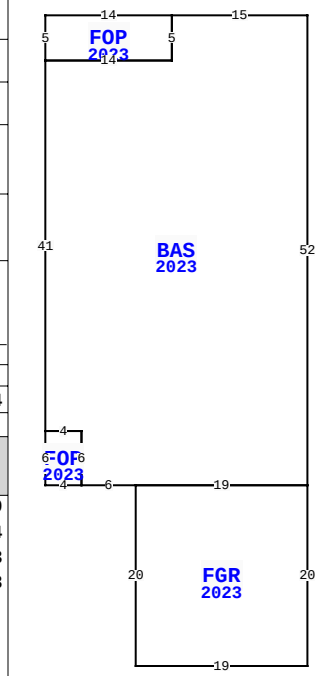
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2023	1,414	162,129
FGR	380	55	2023	209	23,964
FOP	24	30	2023	7	803
FOP	70	30	2023	21	2,408
TOTALS	1,888			1,651	189,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	114.6600	114.66	189,304	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1414 HX Base Yr 2024



96068 AQUA VISTA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,304
TOTAL MARKET OB/XF VALUE		3,642
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		257,946
SOH/AGL Deduction		162,722
ASSESSED VALUE		95,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,502
TOTAL JUST VALUE		257,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001942	CO ISSUED	0	02/14/2023
22009177	NEW CONSTR	232,426	06/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/230	6/08/2023	WD	Q	I	01	315,000
GRANTOR: GUINN JOHN R						
GRANTEE: GREENELTCH KRISTIE						
2038/0755	4/06/2016	WD	U	V	17	17,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: GUINN JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W15 S5 W14 S41 E4 S6 E6 E19 N52 $
FOP=[YR=2023;ORIG=41,10] E14 S5 W14 N5 $
FGR=[YR=2023;ORIG=51,62] E19 S20 W19 N20 $
FOP=[YR=2023;ORIG=41,56] E4 S6 W4 N6 $
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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	100	0	0	584.00	SF	5.20	5.20	100	2023	2023		100	3,037	
2	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	100	2023	2023		100	605	

LAND DESCRIPTION

TOTAL OB/XF 3,642

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS