LOT 325
IN OR 1974/1260
HERON ISLES #2 PB 7/218

BROWN JASON M
96060 AQUA VISTA CT
YULEE, FL 32097

**2025**

**37-3N-28-0740-0325-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 | 11 | CLAY TILE 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 | 04 | Quality Level 04 |

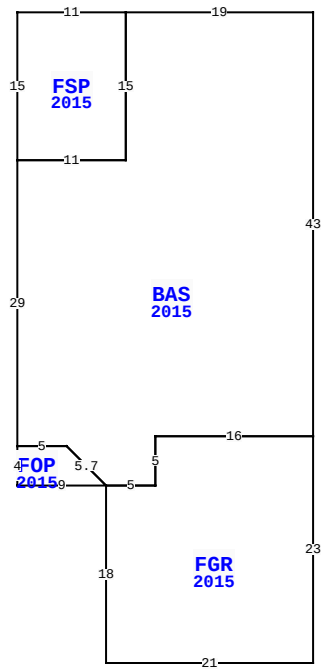
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,167 | 100 | 2015 | 1,167 | 141,463 |
| FGR | 458 | 55 | 2015 | 252 | 30,547 |
| FOP | 28 | 30 | 2015 | 8 | 970 |
| FSP | 165 | 40 | 2015 | 66 | 8,001 |
| TOTALS | 1,818 | | | 1,493 | 180,980 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,493 | 126.2709 | 126.27 | 188,521 | 2015 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1167 HX Base Yr 2016




96060 AQUA VISTA CT, YULEE

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 180,980 |
| TOTAL MARKET OB/XF VALUE | | 3,567 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 249,547 |
| SOH/AGL Deduction | | 105,108 |
| ASSESSED VALUE | | 144,439 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 93,717 |
| TOTAL JUST VALUE | | 249,547 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429662 | CO ISSUED | 0 | 04/01/2015 |
| B1429662 | NEW CONSTR | 152,933 | 12/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1974/1260 | 4/15/2015 | WD | Q | I | 02 | 127,400 |
| GRANTOR: SEAWARD HOMES INC | | | | | | |
| GRANTEE: BROWN JASON M | | | | | | |
| 1947/0284 | 11/07/2014 | WD | U | V | 37 | 16,000 |
| GRANTOR: YOUNG AMERICAN HOMES | | | | | | |
| GRANTEE: SEAWARD HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W19 FSP=[YR=2015] W11 S15 E11 N15 $ S15 W11 S29 FOP=[YR=2015] S4 E9 FGR=[YR=2015] S18 E21 N23 W16 S5 W5 $ U4 L4 W5 $ E5 D4 R4 E5 N5 E16 N43 $.

## 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 | 722.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,567 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,567

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS