LOT 329
IN OR 1925/924
HERON ISLES #2 PB 7/218

POSSEHL JONATHAN D & NILDA
96014 AQUA VISTA CT
YULEE, FL 32097

2025

37-3N-28-0740-0329-0000

BUILDING CHARACTERISTICS

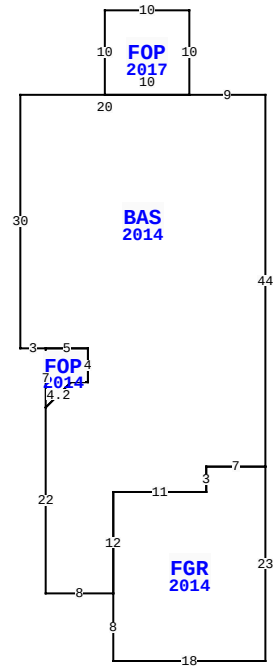
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,363	100	2014	1,363	161,322
FGR	381	55	2014	210	24,855
FOP	25	30	2014	8	947
FOP	100	30	2017	30	3,551
TOTALS	1,869			1,611	190,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	124.1289	124.13	199,973	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1363 HX Base Yr 2015



96014 AQUA VISTA CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,674
TOTAL MARKET OB/XF VALUE		3,079
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		258,753
SOH/AGL Deduction		107,908
ASSESSED VALUE		150,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,123
TOTAL JUST VALUE		258,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428207	CO ISSUED	0	06/30/2014
B1428207	NEW CONSTR	167,389	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/0924	6/30/2014	WD	Q	I	01	128,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: POSSEHL JONATHAN D						
1925/0922	6/30/2014	WD	U	V	11	100
GRANTOR: SLH SOLUTIONS LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

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	630.00	SF	5.20	5.20	100	2014	2014	3	94	3,079	

BUILDING DIMENSIONS

BAS=[YR=2014] W9 FOP=[YR=2017] N10 W10 S10 E10 $ W20 S30 E3
FOP=[YR=2014] S7 U3 R3 E2 N4 W5 $ E5 S4 W2 D3 L3 S22 E8
FGR=[YR=2014] S8 E18 N23 W7 S3 W11 S12 $ N12 E11 N3 E7 N44
$.

LAND DESCRIPTION

TOTAL OB/XF 3,079

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