LOT 330
HERON ISLES #2 PB 7/218

WEBB MICHAEL C
96008 AQUA VISTA COURT
YULEE, FL 32097

2025

37-3N-28-0740-0330-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

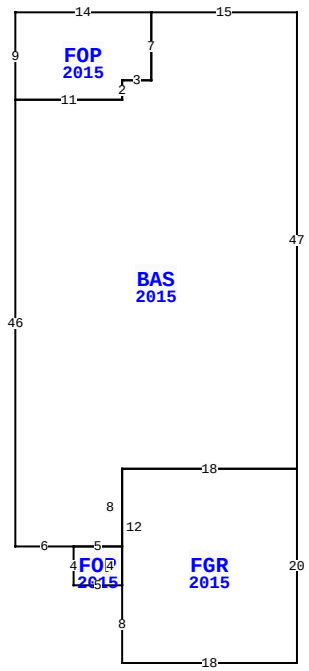
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,331	100	2015	1,331	158,608
FGR	360	55	2015	198	23,595
FOP	20	30	2015	6	715
FOP	120	30	2015	36	4,290
TOTALS	1,831			1,571	187,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	124.1289	124.13	195,008	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1331 HX Base Yr



96008 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	187,208
TOTAL MARKET OB/XF VALUE	3,940
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	256,148
SOH/AGL Deduction	0
ASSESSED VALUE	256,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,148
TOTAL JUST VALUE	256,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530301	CO ISSUED	0	08/31/2015
B1530301	NEW CONSTR	169,727	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/1137	9/10/2024	SW	Q	I	01	301,100
GRANTOR: ALVAR FL LLC						
GRANTEE: WEBB MICHAEL C						
2000/1913	8/28/2015	WD	Q	I	01	131,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W14 S9 E11 N2 E3 N7$ S7 W3 S2 W11 S46 E6 FOP=[YR=2015] S4 E5 FGR=[YR=2015] S8 E18 N20 W18 S12$ N4 W5$ E5 N8 E18 N47$.

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	0	0	638.00	SF	6.50	6.50	100	2015	2015	3	95	3,940	

LAND DESCRIPTION

TOTAL OB/XF 3,940

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	0		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