

LOT 333
IN OR 1490/208
HERON ISLES #2 PB 7/218

IVERSON GARRETT M/ZIPPERER JENNIFER A
96013 AQUA VISTA COURT
YULEE, FL 32097

2025

37-3N-28-0740-0333-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																							
Exterior Wall	05	AVERAGE 90	0100	01	1,752	113.7150	113.72	199,237	2007	2007	0	0	0	8.48	91.52	STANDARD																																						
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM - 100% - 2008													Heated Area: 1495													HX Base Yr 2008																									
Roof Structure	03	GABLE/HIP 100														VALUATION BY													Tax Group: 4													Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE													182,342																									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													3,783																									
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET													65,000																									
Interior Floor	08	SHT VINYL 30														TOTAL MARKET VALUE													251,125																									
Air Condition	03	CENTRAL 100	SOH/AGL Deduction													123,977																																						
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE													127,148																																						
Bedrooms	3	100	TOTAL EXEMPTION VALUE													HX HB 50,722																																						
Bathrooms	2	100	BASE TAXABLE VALUE													76,426																																						
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE													251,125																																						
Stories	1.	1. 100	NCON VALUE													0																																						
Units	0	100	INCOME VALUE																																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													241,338																																						
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	1,495	100	2007	1,495	155,594																																																	
FGR	437	55	2007	240	24,979																																																	
FOP	29	30	2007	9	936																																																	
PTO	150	5	2007	8	833																																																	
TOTALS			2,111		1,752	182,342																																																
EXTRA FEATURES			96013 AQUA VISTA CT, YULEE																																																			
L N	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	0 100	40	15	600.00	SF	6.50	6.50	100	2007	2007	3	87	3,393																																							
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2007	2007	3	87	390																																							
TOTAL OB/XF 3,783																																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																																						