LOT 334
HERON ISLES #2 PB 7/218

LANDTROOP MICHAEL
96021 AQUA VISTA CT
YULEE, FL 32097

2025

37-3N-28-0740-0334-0000

BUILDING CHARACTERISTICS

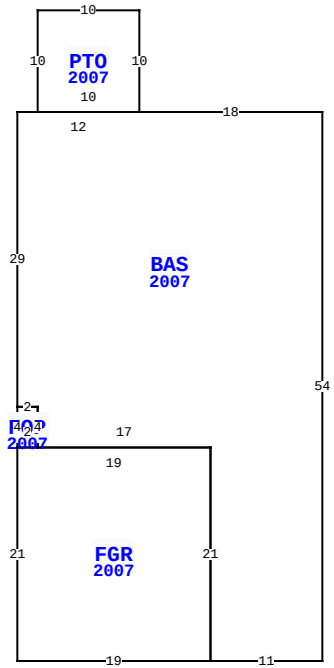
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2007	1,213	134,221
FGR	399	55	2007	219	24,233
FOP	8	30	2007	2	222
PTO	100	5	2007	5	554
TOTALS	1,720			1,439	159,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	120.3384	120.34	173,169	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2022 Heated Area: 1213 HX Base Yr 2022



96021 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		159,229
TOTAL MARKET OB/XF VALUE		3,716
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		227,945
SOH/AGL Deduction		27,324
ASSESSED VALUE		200,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,899
TOTAL JUST VALUE		227,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18853	NEW CONSTR	2,000	03/01/2007
C19410	CO ISSUED	0	02/01/2007
M12715	H/AC	0	02/01/2007
R10057	REPAIR/RRF	3,000	02/01/2007
B19410	NEW CONSTR	114,114	02/01/2007
P12114	NEW CONSTR	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1374	10/28/2021	QC	U	I	11	100
GRANTOR: HALLFORD STEPHANIE						
GRANTEE: LANDTROOP MICHAEL D						
2218/0017	7/26/2018	QC	U	I	11	100
GRANTOR: LANDTROOP MICHAEL ET						
GRANTEE: LANDTROOP MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 PTO=[YR=2007] N10W10S10 E10$ W12 S29
FOP=[YR=2007] S4 FGR=[YR=2007] S21 E19N21 W19$ E2N4W2 $
E2S4E17 S21 E11 N54$.

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	100	39	3	117.00	SF	6.50	6.50	100	2007	2007	3	87	662	
2	0810	CONCRETE A	0	100	36	15	540.00	SF	6.50	6.50	100	2007	2007	3	87	3,054	

LAND DESCRIPTION

TOTAL OB/XF 3,716

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	0003	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