LOT 335
HERON ISLES #2 PB 7/218

PRIEST LOU VICK TRUST/NEW L DIANE TRUSTEE
C/O JOY J PRIEST, 96023 AQUA VISTA CT
YULEE, FL 32097

2025

37-3N-28-0740-0335-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

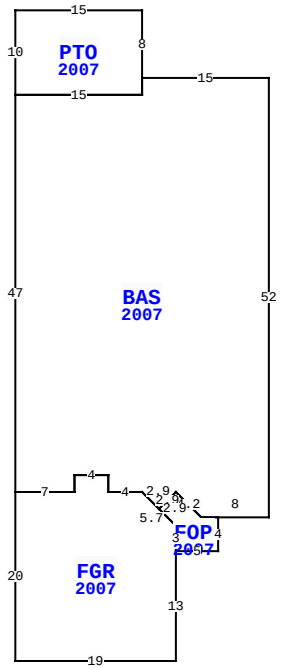
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,465	100	2007	1,465	154,008
FGR	380	55	2007	209	21,971
FOP	29	30	2007	9	946
PTO	150	5	2007	8	841
TOTALS	2,024			1,691	177,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	115.1850	115.18	194,769	2007	2007	0	0	0	8.73	91.27

1 SINGLE FAM – 100% - 2024 Heated Area: 1465 HX Base Yr 2024



96023 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		177,766
TOTAL MARKET OB/XF VALUE		6,690
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		249,456
SOH/AGL Deduction		2,778
ASSESSED VALUE		246,678
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		190,956
TOTAL JUST VALUE		249,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906159	REPAIR/RRF	7,000	07/01/2019
E18959	NEW CONSTR	2,000	03/01/2007
M12767	H/AC	0	03/01/2007
C19524	CO ISSUED	0	02/01/2007
P12166	NEW CONSTR	0	02/01/2007
R10139	REPAIR/RRF	3,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1916	8/03/2022	QC	U	I	11	100
GRANTOR: PRIEST LOU VICK						
GRANTEE: NEW L DIANE TRUSTEE						
2326/0924	12/11/2019	WD	Q	I	01	190,000
GRANTOR: DEBERRY SKYLER JAMES						
GRANTEE: PRIEST LOU VICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N8W15S10 E15N2$S2W 15 S47 FGR=[YR=2007] S20 E19N13 FOP=[YR=2007] E5N4W2 U3 L3 D2 L2 D2 R2 S3$N3 U4 L4 W4N2W4S2 W7$ E7N2E4S2E4 D2 R2 U2 R2 D3 R3 E8 N52$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2007	2007	3	87	373	
3	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50	6.50	100	2007	2007	3	87	3,167	

LAND DESCRIPTION

TOTAL OB/XF 6,690

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