LOT 337
IN OR 1573/95
HERON ISLES #2 PB 7/218

CLARK DANIELLE M
96041 AQUA VISTA CT
YULEE, FL 32097

2025

37-3N-28-0740-0337-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

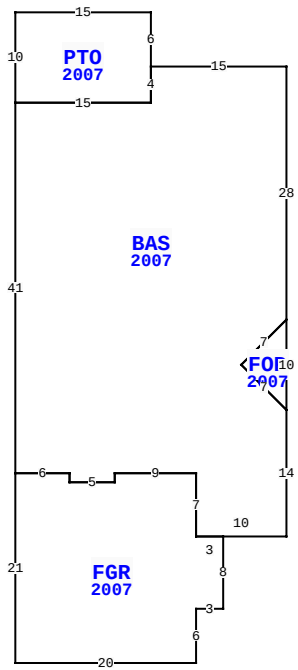
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,340	100	2007	1,340	145,416
FGR	439	55	2007	241	26,153
FOP	25	30	2007	8	868
PTO	150	5	2007	8	868
TOTALS	1,954			1,597	173,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,597	118.0242	118.02	188,478	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2009 Heated Area: 1340 HX Base Yr 2009



96041 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		173,306
TOTAL MARKET OB/XF VALUE		4,264
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,570
SOH/AGL Deduction		121,326
ASSESSED VALUE		121,244
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		65,522
TOTAL JUST VALUE		242,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004728	H/AC	5,000	06/01/2020
E19346	NEW CONSTR	2,000	06/01/2007
M12991	H/AC	0	06/01/2007
C19941	CO ISSUED	131,076	05/01/2007
B19941	NEW CONSTR	131,076	05/01/2007
P12395	NEW CONSTR	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/0095	6/23/2008	WD	Q	I		150,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CLARK DANIELLE M						
1471/1191	1/12/2007	WD	U	V	19	180,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N6W15S10 E15N4$S4W15S41
FGR=[YR=2007] S21E20 N6E3N8W3N7W9S1W5N1W6$E6S1E5N1 E9S7E10N14
FOP=[YR=2007] N10 D5 L5 D5 R5 $ U5 L5 U5 R5 N28$.

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	37	16	592.00	SF	6.50	6.50	100	2007	2007	3	87	3,348	
2	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	2007	2007	3	87	916	

LAND DESCRIPTION

TOTAL OB/XF 4,264

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	000134	C	RES POND	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