LOT 339
HERON ISLES #2 PB 7/218

SULLIVAN JORDAN & AMBER CHERIE
96055 AQUA VISTA CT
YULEE, FL 32097

2025

37-3N-28-0740-0339-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

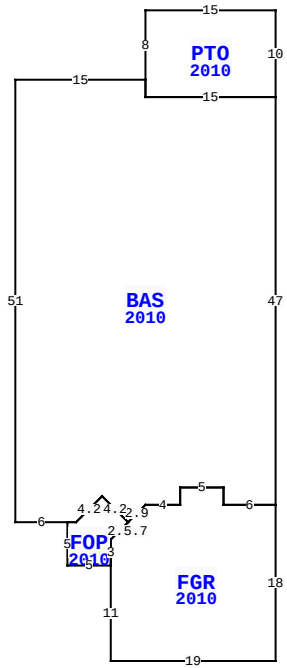
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	2010	1,449	153,636
FGR	344	55	2010	189	20,040
FOP	36	30	2010	11	1,166
PTO	150	5	2010	8	848
TOTALS	1,979			1,657	175,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	113.4000	113.40	187,904	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1449 HX Base Yr



96055 AQUA VISTA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,690
TOTAL MARKET OB/XF VALUE	5,320
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	246,010
SOH/AGL Deduction	18,019
ASSESSED VALUE	227,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,991
TOTAL JUST VALUE	246,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22977	CO ISSUED	0	01/29/2010
M14938	H/AC	0	11/01/2009
E0922191	ELEC OTHER	2,000	10/01/2009
P0913997	OTHER	0	10/01/2009
B0922977	NEW CONSTR	131,868	10/01/2009
R0912160	REPAIR/RRF	5,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/695	4/03/2024	QC	U	I	11	100
GRANTOR: SULLIVAN JORDAN						
GRANTEE: SULLIVAN JORDAN & A						
2705/617	3/07/2024	QC	U	I	11	100
GRANTOR: SULLIVAN JORDAN & KAI						
GRANTEE: SULLIVAN JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W15 S8 BAS=[YR=2010] W15 S51 E6 FOP=[YR=2010] S5 E5 FGR=[YR=2010] S11 E19 N18 W6 N2 W5 S2 W4 D4 L4 S3 $ N3 U2 R2 L3 U3 D3 L3 W1 $ E1 U3 R3 D3 R3 U2 R2 E4 N2 E5 S2 E6N47W15 N2 $ S2 E15 N10 $.

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	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2010	2010	3	90	3,089	
2	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2011	2011	3	78	1,997	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 5,320

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	0	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