LOT 341
HERON ISLES #2 PB 7/218

MEYER KIM LORRAINE/DEPRATTER JONAH MICHAEL
96071 AQUA VISTA
YULEE, FL 32097

2025

37-3N-28-0740-0341-0000

BUILDING CHARACTERISTICS

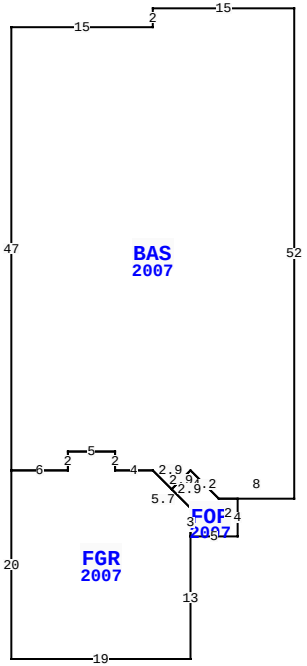
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,463	100	2007	1,463	154,244
FGR	382	55	2007	210	22,141
FOP	29	30	2007	9	949
TOTALS	1,874			1,682	177,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	114.6600	114.66	192,858	2007	2007	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2019 Heated Area: 1463 HX Base Yr 2019



96071 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		177,333
TOTAL MARKET OB/XF VALUE		4,173
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,506
SOH/AGL Deduction		86,246
ASSESSED VALUE		160,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,538
TOTAL JUST VALUE		246,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19964	NEW CONSTR	2,000	09/01/2007
M13262	H/AC	0	09/01/2007
C20367	CO ISSUED	0	08/01/2007
R10622	REPAIR/RRF	3,000	08/01/2007
B20367	NEW CONSTR	133,122	08/01/2007
P12629	NEW CONSTR	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0724	1/02/2020	QC	U	I	11	66,500
GRANTOR: MEYER KIM LORRAINE &						
GRANTEE: MEYER KIM LORRAINE						
1888/0771	11/07/2013	QC	U	I	11	77,000
GRANTOR: MEYER WILLIAM VALENTI						
GRANTEE: MEYER WILLIAM VALEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 S2W15 S47 FGR=[YR=2007] S20E19 N13
FOP=[YR=2007] E5 N4 W2 L3 U3 L2 D2 R2 D2 S3$ N3 U4 L4
W4 N2 W5 S2 W6$ E6N2E5S2E4 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	0810	CONCRETE A	0	100	35	15	525.00	SF	6.50	6.50	100	2007	2007	3	87	2,969	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2007	2007	3	87	356	
3	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2007	2007	3	87	848	

LAND DESCRIPTION

TOTAL OB/XF 4,173

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