LOT 342
HERON ISLES #2 PB 7/218

BITTNER CANDACE
96077 AQUA VISTA COURT
YULEE, FL 32097

2025

37-3N-28-0740-0342-0000

BUILDING CHARACTERISTICS

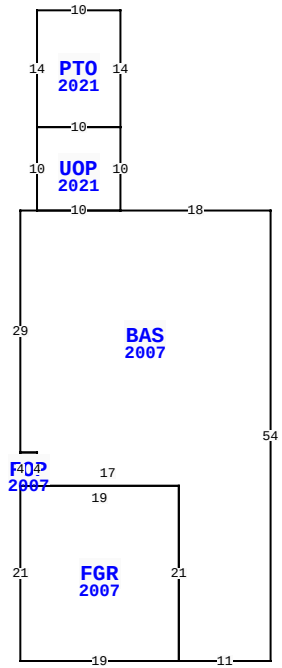
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,213	100	2007	1,213	130,278
FGR	399	55	2007	219	23,521
FOP	8	30	2007	2	214
PTO	140	5	2021	7	752
UOP	100	20	2021	20	2,148
TOTALS	1,860			1,461	156,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,461	116.7390	116.74	170,557	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1213 HX Base Yr 2009



96077 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		156,912
TOTAL MARKET OB/XF VALUE		4,055
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		225,967
SOH/AGL Deduction		113,706
ASSESSED VALUE		112,261
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		56,539
TOTAL JUST VALUE		225,967
NCON VALUE		-122
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19437	CO ISSUED	0	02/01/2007
E18787	NEW CONSTR	2,000	02/01/2007
M12728	H/AC	0	02/01/2007
R10076	REPAIR/RRF	3,000	02/01/2007
R10076	REPAIR/RRF	3,000	02/01/2007
B19437	NEW CONSTR	114,114	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2329/0240	12/19/2019	FJ	U	I	11	100
GRANTOR: BITTNER JASON HERBERT						
GRANTEE: BITTNER CANDACE						
1498/0198	5/09/2007	WD	Q	I		167,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MCCABE CANDACE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W18 W10 W2 S29 E2 S4 E17 S21 E11 N54 $
FGR=[YR=2007;ORIG=-30,33] S21 E19 N21 W19 $
FOP=[YR=2007;ORIG=-30,29] S4 E2 N4 W2 $
UOP=[YR=2021;ORIG=-28,0] E10 N10 W10 S10 $
PTO=[YR=2021;ORIG=-28,-10] E10 N14 W10 S14 $
.

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	40	15	600.00	SF	6.50	6.50	100	2007	2007	3	87	3,393	
2	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	2007	2007	3	87	662	

LAND DESCRIPTION

TOTAL OB/XF 4,055

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