LOT 325
IN OR 1974/1260
HERON ISLES #2 PB 7/218

BROWN JASON M
96060 AQUA VISTA CT
YULEE, FL 32097

2026

37-3N-28-0740-0325-0000

BUILDING CHARACTERISTICS

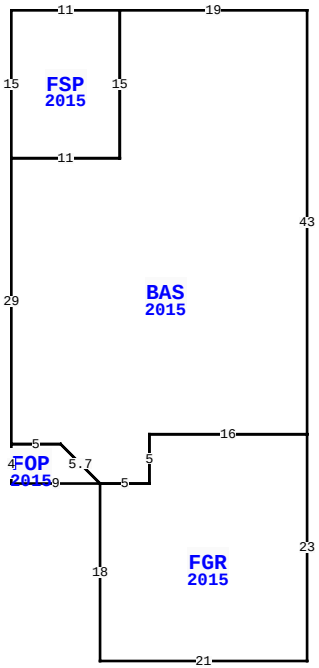
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,167	100	2015	1,167	140,726
FGR	458	55	2015	252	30,388
FOP	28	30	2015	8	965
FSP	165	40	2015	66	7,959
TOTALS	1,818			1,493	180,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	120.2580	126.27	188,521	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 1167 HX Base Yr 2016



96060 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		180,038
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,038
SOH/AGL Deduction		96,699
ASSESSED VALUE		148,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,928
TOTAL JUST VALUE		245,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429662	CO ISSUED	0	04/01/2015
B1429662	NEW CONSTR	152,933	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/1260	4/15/2015	WD	Q	I	02	127,400
GRANTOR: SEAWARD HOMES INC						
GRANTEE: BROWN JASON M						
1947/0284	11/07/2014	WD	U	V	37	16,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FSP=[YR=2015] W11 S15 E11 N15 $ S15 W11 S29 FOP=[YR=2015] S4 E9 FGR=[YR=2015] S18 E21 N23 W16 S5 W5 $ U4 L4 W5 $ E5 D4 R4 E5 N5 E16 N43 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS