LOT 327
IN OR 2543/1905
HERON ISLES #2 PB 7/218

WILKIE LIEREN & CHARLES
96036 AQUA VISTA CT
YULEE, FL 32097

2026

37-3N-28-0740-0327-0000

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	03	Quality Level 03

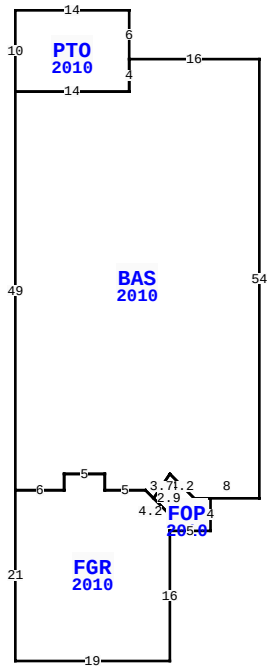
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	2010	1,530	159,863
FGR	405	55	2010	223	23,300
FOP	30	30	2010	9	940
PTO	140	5	2010	7	731
TOTALS	2,105			1,769	184,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	107.0000	112.35	198,747	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2012 Heated Area: 1530 HX Base Yr 2012



96036 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		184,835
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		253,055
SOH/AGL Deduction		119,777
ASSESSED VALUE		133,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,867
TOTAL JUST VALUE		253,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23709	CO ISSUED	0	12/06/2010
M15490	H/AC	0	07/01/2010
E22725	ELEC OTHER	0	06/01/2010
P14332	NEW CONSTR	0	06/01/2010
B23709	NEW CONSTR	168,037	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/1905	2/26/2022	QC	U	I	11	100
GRANTOR: WILKIE LIEREN & CHARL						
GRANTEE: WILKIE LIEREN & CHA						
2100/0986	1/12/2017	WD	U	I	11	100
GRANTOR: HARMON JOSHUA N						
GRANTEE: HARMON LIEREN NIKOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 PTO=[YR=2010] N6 W14 S10 E14 N4 $ S4 W14 S49 FGR=[YR=2010] S21 E19 N16 FOP=[YR=2010] E5 N4 W2 U3 L3 L2 D3 D2 R2 S2 $ N2 U3 L3 W5 N2 W5 S2 W6 $ E6 N2 E5 S2 E5 D1 R1 U3 R2 D3 R3 E8 N54 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	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 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