LOT 331
IN OR 1991/1080
HERON ISLES #2 PB 7/218

APPLETON WILLIAM
96002 AQUA VISTA CT
YULEE, FL 32097

2026

37-3N-28-0740-0331-0000

NASSAU COUNTY PROPERTY

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

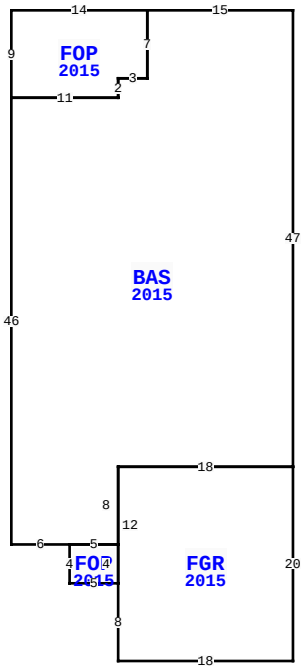
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	2015	1,331	157,782
FGR	360	55	2015	198	23,472
FOP	20	30	2015	6	711
FOP	120	30	2015	36	4,268
TOTALS	1,831			1,571	186,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	118.2180	124.13	195,008	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 1331 HX Base Yr 2016



96002 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		186,233
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		251,233
SOH/AGL Deduction		98,058
ASSESSED VALUE		153,175
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,764
TOTAL JUST VALUE		251,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530002	CO ISSUED	0	07/10/2015
B1530002	NEW CONSTR	167,810	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/1080	7/15/2015	WD	Q	I	01	134,200
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: APPLETON WILLIAM						
1965/0875	3/02/2015	WD	U	V	11	100
GRANTOR: SLH SOLUTIONS LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W14 S9 E11N2 E3 N7 $ S7 W3 S2 W11 S46 E6 FOP=[YR=2015] S4 E5 FGR=[YR=2015] S8 E18N20 W18 S12 $ N4 W5 $ E5 N8 E18 N47 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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