LOT 332
HERON ISLES #2 PB 7/218

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

37-3N-28-0740-0332-0000

NASSAU COUNTY PROPERTY

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	03	Quality Level 03

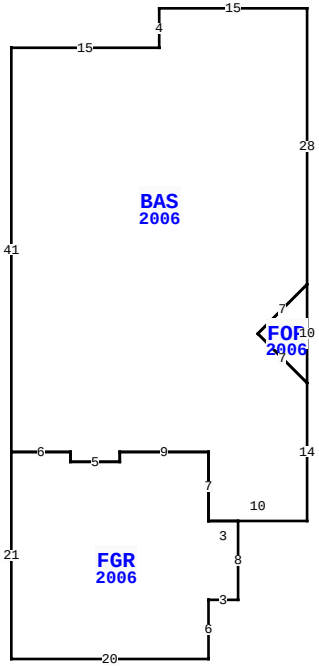
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2006	1,340	143,471
FGR	439	55	2006	241	25,803
FOP	25	30	2006	8	856
TOTALS	1,804			1,589	170,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	112.4040	118.02	187,534	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 2026 Heated Area: 1340 HX Base Yr



96003 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	170,131
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	235,131
SOH/AGL Deduction	0
ASSESSED VALUE	235,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,131
TOTAL JUST VALUE	235,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18600	CO ISSUED	0	10/01/2006
B18600	NEW CONSTR	0	10/01/2006
E18140	NEW CONSTR	2,000	10/01/2006
M12187	H/AC	0	10/01/2006
P11612	NEW CONSTR	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/304	5/23/2025	WD	Q	I	01	250,000
GRANTOR: SEXTON AARON J						
GRANTEE: YAMASA CO LTD						
1828/1632	11/30/2012	QC	U	I	11	100
GRANTOR: SEXTON KATHRYN L						
GRANTEE: SEXTON AARON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 R5 D5 $ U5 L5 U5 R5 N28 W15 S4 W15 S41 FGR=[YR=2006] S21 E20 N6 E3 N8 W3 N7 W9 S1W5N1W6$E6S1E5N1 E9S7E10$.

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	0		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