LOT 333
IN OR 1490/208
HERON ISLES #2 PB 7/218

IVERSON GARRETT M/ZIPPERER JENNIFER A
96013 AQUA VISTA COURT
YULEE, FL 32097

2026

37-3N-28-0740-0333-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

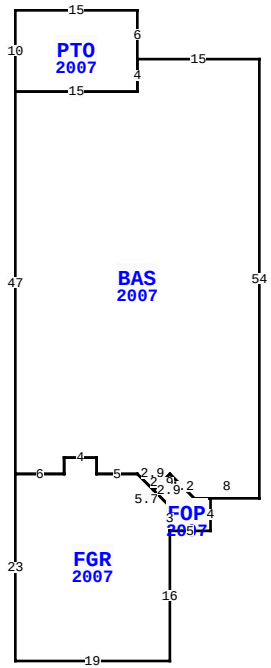
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,495	100	2007	1,495	154,710
FGR	437	55	2007	240	24,837
FOP	29	30	2007	9	931
PTO	150	5	2007	8	828
TOTALS	2,111			1,752	181,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	108.3000	113.72	199,237	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 1495 HX Base Yr 2008



96013 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		181,306
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,306
SOH/AGL Deduction		115,725
ASSESSED VALUE		130,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,170
TOTAL JUST VALUE		246,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18751	NEW CONSTR	2,000	02/01/2007
M12437	H/AC	0	02/01/2007
C19321	CO ISSUED	0	01/01/2007
R10018	REPAIR/RRF	3,000	01/01/2007
B19321	NEW CONSTR	139,854	01/01/2007
P12021	NEW CONSTR	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/0208	4/04/2007	WD	Q	I		173,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: IVERSON GARRETT M &						
1471/1471	1/12/2007	WD	U	V	19	45,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N6W15S10
E15N4$S4W15S47FGR=[YR=2007] S23E19 N16FOP=[YR=2007] E5N4W2 L3
U3 D2 L2 D2 R2 S3$N3 U4 L4 W5N2W4S2W6$E6 N2E4S2E5 D2 R2 U2
R2 D3 R3 E8 N54$.

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