LOT 338
IN OR 2195/1149
HERON ISLES #2 PB 7/218

PERSCHKE ELSIE R/MUIR SUEANN C ET AL
960047 AQUA VISTA CT
YULEE, FL 32097

**2026**

**37-3N-28-0740-0338-0000**

## BUILDING CHARACTERISTICS

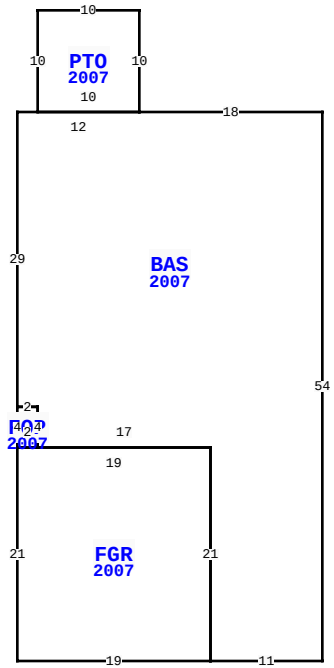
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 1,213 | 100 | 2007 | 1,213 | 131,753 |
| FGR | 399 | 55 | 2007 | 219 | 23,787 |
| FOP | 8 | 30 | 2007 | 2 | 217 |
| PTO | 100 | 5 | 2007 | 5 | 543 |
| TOTALS | 1,720 | | | 1,439 | 156,301 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,439 | 113.6720 | 119.36 | 171,759 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1213 HX Base Yr




96047 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 | 156,301 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 221,301 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 221,301 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 221,301 |
| TOTAL JUST VALUE | 221,301 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 226,164 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C20368 | CO ISSUED | 0 | 08/01/2007 |
| E19901 | NEW CONSTR | 2,000 | 08/01/2007 |
| M13228 | H/AC | 0 | 08/01/2007 |
| R10623 | REPAIR/RRF | 3,000 | 08/01/2007 |
| B20368 | NEW CONSTR | 114,114 | 08/01/2007 |
| P12628 | NEW CONSTR | 0 | 08/01/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2195/1149 | 5/09/2018 | QC | U | I | 11 | 70,700 |
| GRANTOR: PERSCHKE ELSIE R | | | | | | |
| GRANTEE: PERSCHKE ELSIE R ET | | | | | | |
| 1538/0712 | 11/29/2007 | WD | Q | I | | 147,600 |
| GRANTOR: YOUNG AMERICAN HOMES | | | | | | |
| GRANTEE: PERSCHKE ELSIE R | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2007] W18 PTO=[YR=2007] N10W10S10 E10$W12 S29
FOP=[YR=2007] S4 FGR=[YR=2007] S21E19N21W19$E2N4W2$E2
S4E17S21E11 N54$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### 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 | 000134 | C | RES POND | 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