

LOT 72 74 & 85
IN OR 271/669
ESMT IN OR 282/478

WINDHAUS JOHN J & JOAN
PO BOX 631
YULEE, FL 32041-0631

2023

05-2N-27-4292-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

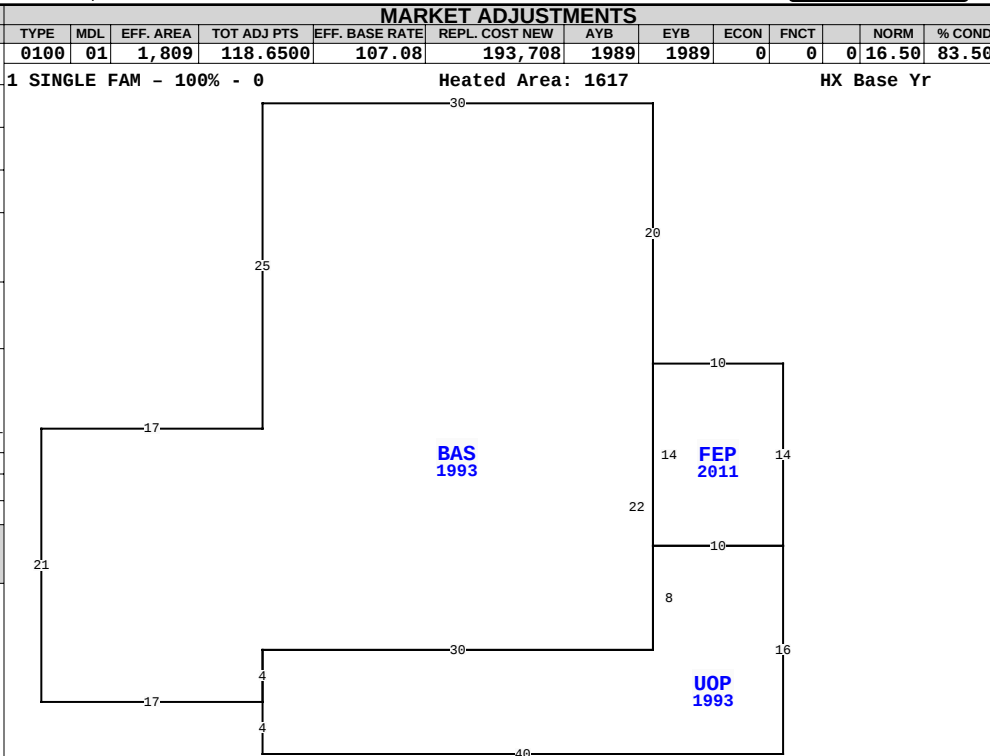
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	144,579
FEP	140	80	112	10,014
UOP	400	20	80	7,153

TOTALS	2,157	1,809	161,746
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1991
7	0810	CONCRETE A	0 100	10	8	80.00	SF	6.50	6.50	100	1982
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
9	0351	CARPORT MT	0 100	19	18	342.00	SF	6.60	6.60	100	2001
10	0351	CARPORT MT	0 100	19	18	342.00	SF	10.00	10.00	100	2001
11	0811	CONCRETE B	0 100	42	20	840.00	SF	5.20	5.20	100	2001
12	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001
13	0351	CARPORT MT	0 100	24	19	456.00	SF	6.60	6.60	100	2008
14	2701	QUONSET GD	0 100	56	30	1,680.00	SF	15.00	15.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.71	AC	1.00
2	009630	C	SWAMP	0	0006	OR	0.00	0.00	1.50	AC	1.00
3	009530	C	POND	0			0.00	0.00	0.40	AC	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
33,306											

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		196,003	
TOTAL MARKET OB/XF VALUE		33,306	
TOTAL LAND VALUE - MARKET		284,350	
TOTAL MARKET VALUE		513,659	
SOH/AGL Deduction		266,844	
ASSESSED VALUE		246,815	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		196,815	
TOTAL JUST VALUE		513,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24674	XFOB	45,114	05/01/2011
B9906096	NEW CONSTR	45,000	05/01/1999
5718	NEW CONSTR	0	02/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0271/0669	8/01/1978	WD	U	I	
GRANTOR:					SALE PRICE
GRANTEE:					12,000

BUILDING NOTES					

BUILDING DIMENSIONS					
FEP=[YR=2011] W10 BAS=[YR=1993] N20 W30 S25 W17 S21 E17					
UOP=[YR=1993] S4 E40 N16 W10 S8 W30 S4\$ N4 E30 N22\$ S14 E10					
N14\$.					

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