LOT 608
IN OR 1877/1684
HERON ISLES #2 PB 7/218

MOORE MARSHA
86070 WINDFERN CT
YULEE, FL 32097

2023

37-3N-28-0740-0608-0000

BUILDING CHARACTERISTICS

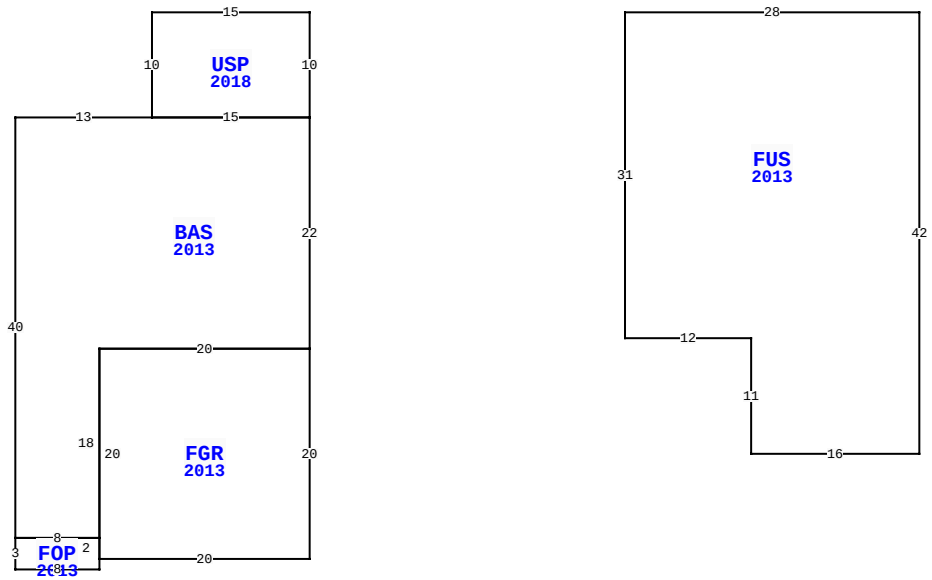
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	80,426
FGR	400	55	220	23,281
FOP	24	30	7	741
FUS	1,044	100	1,044	110,480
USP	150	30	45	4,762
TOTALS	2,378		2,076	219,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	122.7842	110.81	230,042	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1804 HX Base Yr



86070 WINDFERN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,690
TOTAL MARKET OB/XF VALUE		3,122
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,812
SOH/AGL Deduction		0
ASSESSED VALUE		277,812
TOTAL EXEMPTION VALUE	13	277,812
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		277,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327016	CO ISSUED	0	09/04/2013
B1327016	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/1684	9/06/2013	WD	Q	I	01	170,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: MOORE MARSHA						
1844/0845	3/08/2013	WD	U	I	30	25,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W15 S10 BAS=[YR=2013] W13 S40 FOP=[YR=2013] S3 E8 N1 FGR=[YR=2013] E20 N20 W20 S20 $ N2 W8 $ E8 N18 E20 N22 W15 $ E15 N10 $ PTR= E30 FUS=[YR=2013] E28 S42 W16 N11 W12 N31 $ W30 $.

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
1	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2013	2013	3	95	3,122	

LAND DESCRIPTION

TOTAL OB/XF 3,122

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/08/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS