



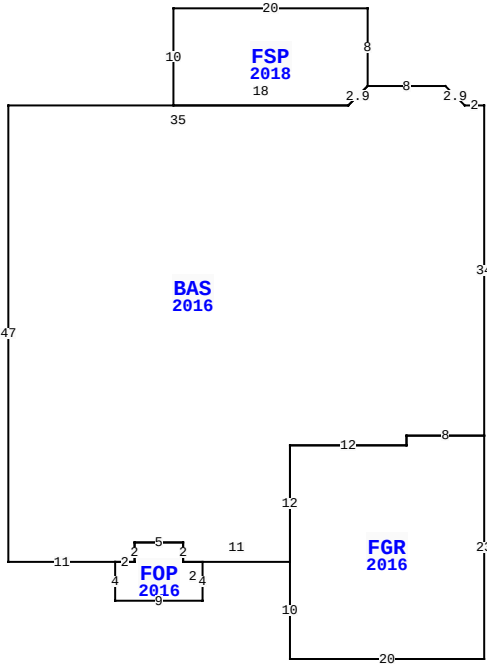
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,065	100	2,065	214,686
FGR	448	55	246	25,575
FOP	46	30	14	1,456
FSP	198	40	79	8,213

TOTALS	2,757		2,404	249,931
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	592.00	SF	6.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,404	118.1488	106.63	256,339	2016	2016	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2065 HX Base Yr 2022									
									
86058 WINDFERN CT, YULEE									

TOTAL OB/XF									
4,187									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					249,931				
TOTAL MARKET OB/XF VALUE					4,187				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					309,118				
SOH/AGL Deduction					35,619				
ASSESSED VALUE					273,499				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					223,499				
TOTAL JUST VALUE					309,118				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					265,533				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531046	CO ISSUED	0	06/17/2016
B1531046	NEW CONSTR	254,648	08/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2453/1902	4/19/2021	WD	Q	I	02	295,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: DAILEY CHRISTOPHER							
2437/1924	2/24/2021	WD	U	I	37	268,100	
GRANTOR: HAIRE REBECCA J							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W2 L2 U2 W8 FSP=[YR=2018] N8 W20 S10 E18 U2 R2 \$ L2 D2 W35 S47 E11 FOP=[YR=2016] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E11 FGR=[YR=2016] S10 E20 N23 W8 S1 W12 S12\$ N12 E12 N1 E8 N34\$.									