LOT 616
HERON ISLES #2 PB 7/218

**FAIR CHRISTOPHER & JACQUELINE**
86043 WINDFERN CT
YULEE, FL 32097

**2023**

**37-3N-28-0740-0616-0000**

## BUILDING CHARACTERISTICS

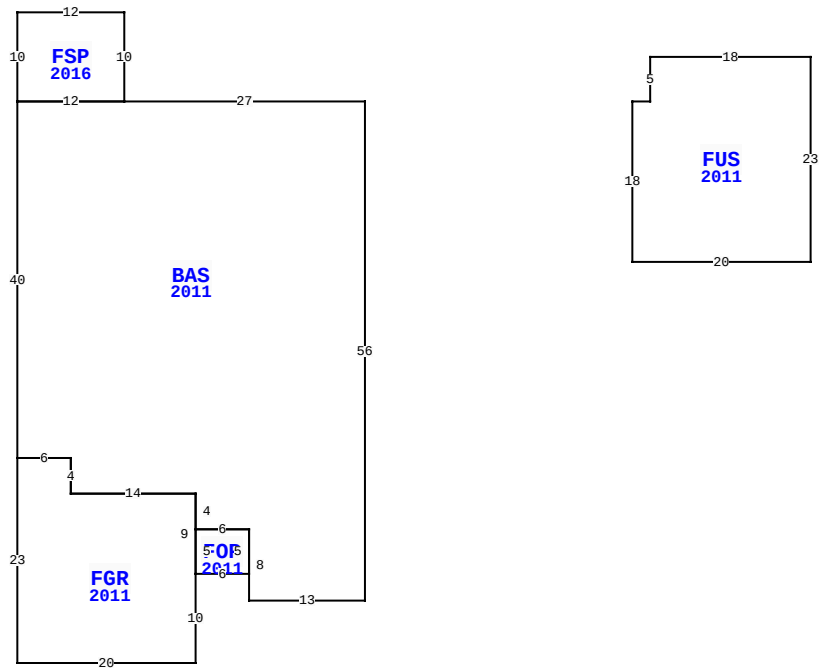
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | | N/A 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,872 | 100 | 1,872 | 194,530 |
| FGR | 404 | 55 | 222 | 23,069 |
| FOP | 30 | 30 | 9 | 936 |
| FSP | 120 | 40 | 48 | 4,988 |
| FUS | 450 | 100 | 450 | 46,762 |
| TOTALS | 2,876 | | 2,601 | 270,285 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,601 | 121.3344 | 109.50 | 284,810 | 2011 | 2011 | 0 | 0 | 0 | 5.10 | 94.90 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2322 HX Base Yr 2022




86043 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 | | 270,285 |
| TOTAL MARKET OB/XF VALUE | | 4,198 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 329,483 |
| SOH/AGL Deduction | | 38,104 |
| ASSESSED VALUE | | 291,379 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 236,379 |
| TOTAL JUST VALUE | | 329,483 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 282,892 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24247 | CO ISSUED | 0 | 03/25/2011 |
| E23163 | NEW CONSTR | 0 | 01/01/2011 |
| M15897 | H/AC | 0 | 01/01/2011 |
| P14582 | NEW CONSTR | 0 | 01/01/2011 |
| B24247 | NEW CONSTR | 230,047 | 12/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2478/0751 | 7/08/2021 | WD | Q | I | 02 | 325,000 |
| GRANTOR: ROGAN JONATHAN M & KA | | | | | | |
| GRANTEE: FAIR CHRISTOPHER & | | | | | | |
| 2041/1006 | 4/18/2016 | WD | Q | I | 01 | 202,000 |
| GRANTOR: BERG CHARLES & PAULA | | | | | | |
| GRANTEE: ROGAN JONATHAN M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W27 FSP=[YR=2016] N10 W12 S10 E12 $ W12 S40
FGR=[YR=2011] S23 E20 N10 FOP=[YR=2011] E6 N5 W6 S5 $ N9
W14 N4 W6 $ E6 S4 E14 S4 E6 S8 E13 N56 $ PTR= E30
FUS=[YR=2011] E2 N5 E18 S23 W20 N18 $ 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 | 732.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 93 | 3,540 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 10 | 10 | 100.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 94 | 658 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,198

| 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