

LOT 4
IN OR 1282/1511
WINDY OAK SUB PB 4/101

HESSENAUER BRIAN & PHYLLIS/HESSENAUER JAMES P
85101 WINDY OAKS LANE
YULEE, FL 32097

2023

42-2N-27-4490-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

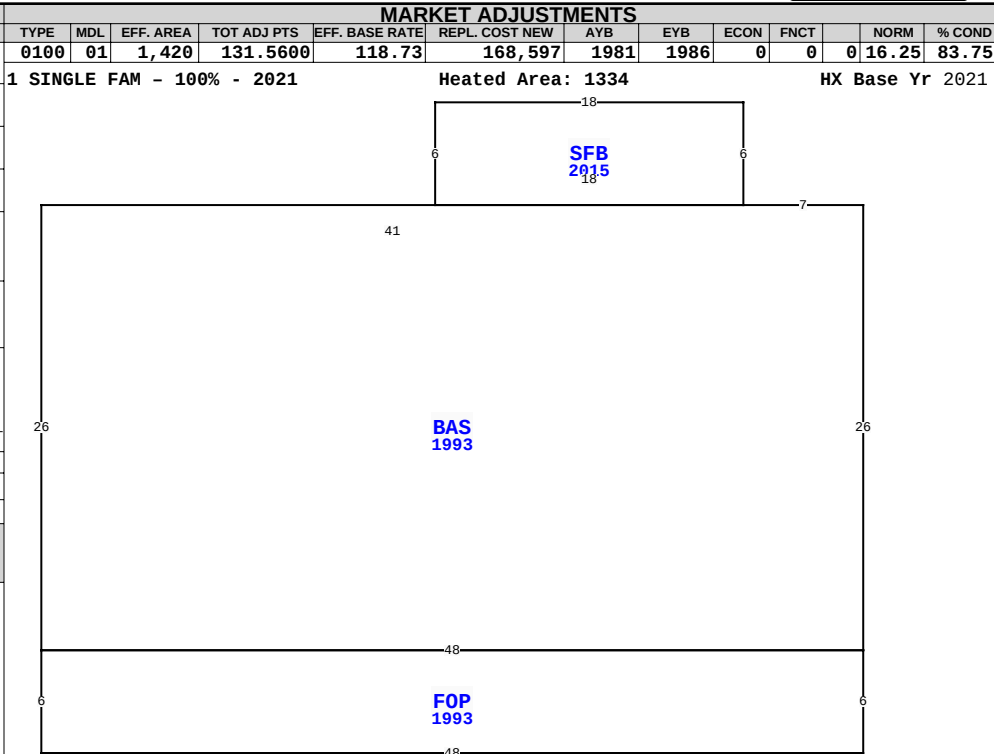
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	124,097
FOP	288	30	86	8,552
SFB	108	80	86	8,552

TOTALS	1,644	1,420	141,200
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0861	POOL GUNIT	0 100	15	36	540.00	SF	85.00	
2	0855	CONC PAVER	0 100	0	0	982.00	SF	7.00	
4	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	

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	0007	OR	0.00	0.00	1.03

REVIEW DATE	03/10/2021	BY	NW
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85101 WINDY OAKS LN, YULEE

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

TOTAL OB/XF										16,937		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
07	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	

Total Acres: 1.03	Total Land Value: 82,400	Market: 0	Agricultural: 0	Common: 82,400
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			141,200
TOTAL MARKET OB/XF VALUE			16,937
TOTAL LAND VALUE - MARKET			82,400
TOTAL MARKET VALUE			240,537
SOH/AGL Deduction			114,223
ASSESSED VALUE			126,314
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			76,314
TOTAL JUST VALUE			240,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429036	ADDITION	25,000	07/01/2014
4193	N/A	9,100	06/19/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1282/1511	12/21/2004	WD	U	I	01	100	
GRANTOR: HESSENAUER BRIAN T &							
GRANTEE: HESSENAUER BRIAN T							
0582/0837	10/30/1989	WD	Q	I		72,000	
GRANTOR: YACALAVITCH ANN M							
GRANTEE: HESSENAUER BRIAN &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W7 SFB=[YR=2015] N6 W18 S6 E18\$ W41 S26 FOP=[YR=1993] S6 E48 N6 W48\$ E48 N26\$.									