

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

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

2024

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
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	151,282
FEP	140	80	112	10,479
UOP	400	20	80	7,485

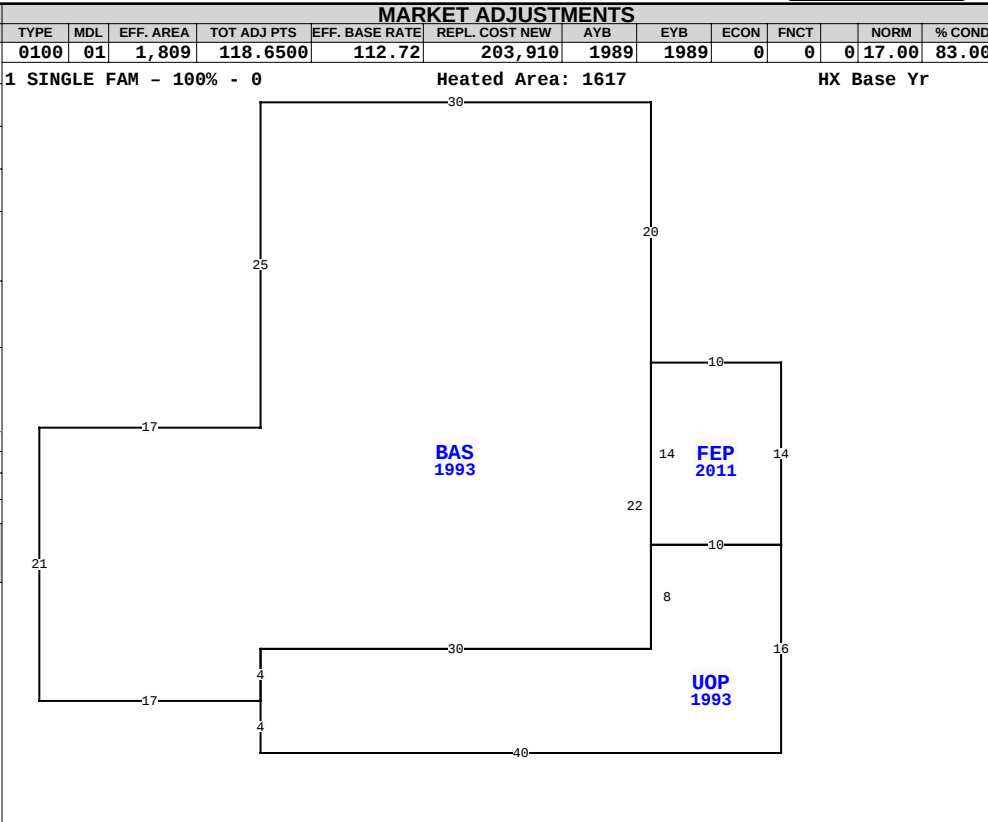
TOTALS	2,157		1,809	169,245
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	
2	0810	CONCRETE A	0 100	10	8	80.00	SF	6.50	6.50	100	1982	1982	3	38	198	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
4	0351	CARPORT MT	0 100	19	18	342.00	SF	6.60	6.60	100	2001	2001	3	20	451	
5	0351	CARPORT MT	0 100	19	18	342.00	SF	10.00	10.00	100	2001	2001	3	20	684	
6	0811	CONCRETE B	0 100	42	20	840.00	SF	5.20	5.20	100	2001	2001	3	80	3,494	
7	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
8	0351	CARPORT MT	0 100	24	19	456.00	SF	6.60	6.60	100	2008	2008	3	35	1,053	
9	2701	QUONSET GD	0 100	56	30	1,680.00	SF	15.00	15.00	100	2011	2011	3	68	17,136	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.71	AC		1.00	1.00	0.75	80,000.00	60,000.00	282,600							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	500.00	500.00	750							
3	009530	C	POND	100		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,000							



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

76389 DOVE RD, YULEE

TOTAL OB/XF

32,478

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 3	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		202,311	
TOTAL MARKET OB/XF VALUE		32,478	
TOTAL LAND VALUE - MARKET		284,350	
TOTAL MARKET VALUE		519,139	
SOH/AGL Deduction		264,920	
ASSESSED VALUE		254,219	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		204,219	
TOTAL JUST VALUE		519,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,659	

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	
					SALE PRICE
					12,000

GRANTOR:					
GRANTEE:					

BUILDING NOTES

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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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[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 3																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								6500	01	1,800	63.0000	22.05	39,690	2001	2001	0	0	0	35.00	65.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100								3 GARAGE RES - 100% - 0										Heated Area: 1800										HX Base Yr																			
Roof Cover	12	MODULAR MT 100								BAS 2011																				Tax Group: 4										Tax Dist:									
Interior Wall	07	NONE 100																												BUILDING MARKET VALUE										202,311									
Interior Floo	03	CONC FINSH 100																												TOTAL MARKET OB/XF VALUE										32,478									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET										284,350									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE										519,139									
Bedrooms	0	100																												ASSESSED VALUE										264,920									
Bathrooms	0	100																												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	05	STEEL 100																												BASE TAXABLE VALUE										204,219									
Stories	0	100																												TOTAL JUST VALUE										519,139									
Units	0	100																												NCON VALUE										0									
Occupancy	00	NONE 100																												INCOME VALUE																			
Quality		03	Quality Level 03								PREVIOUS YEAR MKT VALUE										513,659																												
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	1,800	100	1,800	25,799																																													
TOTALS		1,800		1,800	25,798																																												
EXTRA FEATURES					76389 DOVE RD, YULEE										BLD DATE					LGL DATE																													
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