LOT 609
HERON ISLES #2 PB 7/218

DAILEY CHRISTOPHER ALBERT & KAYLA NICOLE
86058 WINDFERN CT
YULEE, FL 32097

2024

37-3N-28-0740-0609-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

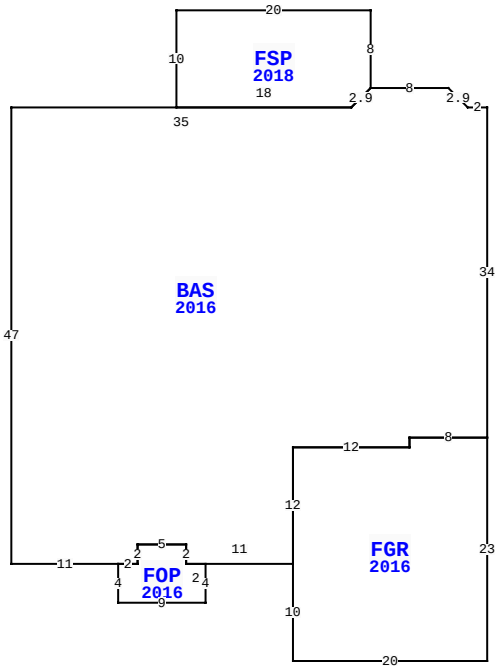
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	224,823
FGR	448	55	246	26,783
FOP	46	30	14	1,524
FSP	198	40	79	8,601
TOTALS	2,757		2,404	261,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	118.1488	112.24	269,825	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2065 HX Base Yr 2022



86058 WINDFERN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,730
TOTAL MARKET OB/XF VALUE		4,143
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,873
SOH/AGL Deduction		39,169
ASSESSED VALUE		281,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,704
TOTAL JUST VALUE		320,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,118

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

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$.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2016	2016	3	96	449	
2	0810	CONCRETE A	0	100	0	0	592.00	SF	6.50	6.50	100	2016	2016	3	96	3,694	

LAND DESCRIPTION

TOTAL OB/XF 4,143

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS