LOT 616
HERON ISLES #2 PB 7/218

FAIR CHRISTOPHER & JACQUELINE
86043 WINDFERN CT
YULEE, FL 32097

2024

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

BUILDING CHARACTERISTICS

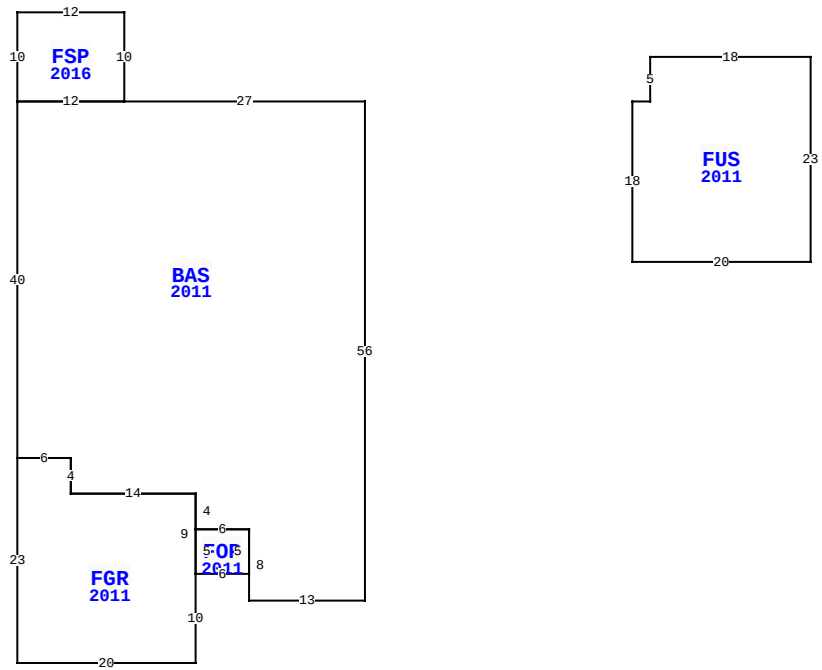
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	203,701
FGR	404	55	222	24,157
FOP	30	30	9	979
FSP	120	40	48	5,223
FUS	450	100	450	48,967
TOTALS	2,876		2,601	283,027

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	115.27	299,817	2011	2011	0	0	0	5.60	94.40

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		283,027
TOTAL MARKET OB/XF VALUE		4,153
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		342,180
SOH/AGL Deduction		42,060
ASSESSED VALUE		300,120
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		245,120
TOTAL JUST VALUE		342,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,483

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	92	3,502	
2	0855	CONC PAVER	0	100	10	10	100.00	SF	7.00	7.00	100	2012	2012	3	93	651	

LAND DESCRIPTION

TOTAL OB/XF 4,153

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS