LOT 617
IN OR 1736/1880
HERON ISLES #2 PB 7/218

LEE WELDON B SR & BARBARA O
86055 WINDFERN COURT
YULEE, FL 32097

2024

37-3N-28-0740-0617-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

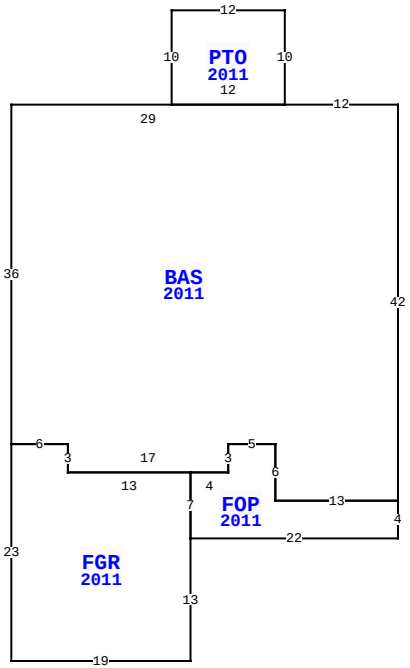
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,605	100	1,605	177,345
FGR	398	55	219	24,198
FOP	130	30	39	4,309
PTO	120	5	6	663
TOTALS	2,253		1,869	206,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	123.2154	117.05	218,766	2011	2011	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2012 Heated Area: 1605 HX Base Yr 2012



86055 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		206,515
TOTAL MARKET OB/XF VALUE		3,043
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		264,558
SOH/AGL Deduction		134,659
ASSESSED VALUE		129,899
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		29,899
TOTAL JUST VALUE		264,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24096	CO ISSUED	0	01/28/2011
M15780	H/AC	0	12/01/2010
P14526	NEW CONSTR	0	11/01/2010
B24096	NEW CONSTR	175,459	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/0392	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: LEE WELDON B SR & B						
1736/1880	4/27/2011	WD	Q	I	02	141,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LEE WELDON B SR & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 PTO=[YR=2011] N10 W12 S10 E12 $ W29 S36 FGR=[YR=2011] S23 E19 N13 FOP=[YR=2011] E22 N4 W13 N6 W5 S3 W4 S7$ N7 W13 N3 W6$E6 S3 E17 N3 E5 S6 E13 N42 $.

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	636.00	SF	5.20	5.20	100	2011	2011	3	92	3,043	

LAND DESCRIPTION

TOTAL OB/XF 3,043

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