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

2024

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

NASSAU COUNTY PROPERTY

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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

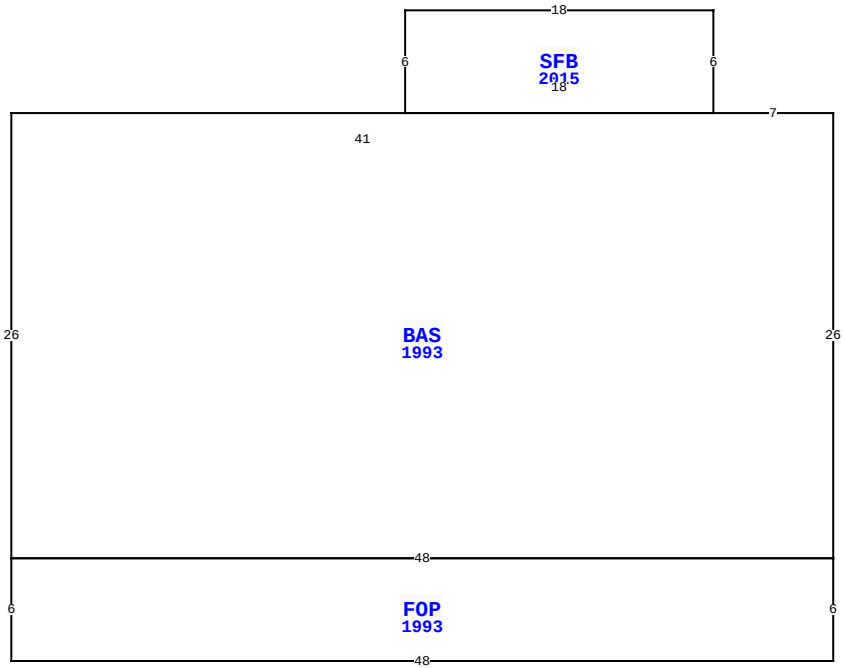
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	130,239
FOP	288	30	86	8,975
SFB	108	80	86	8,975
TOTALS	1,644		1,420	148,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	131.5600	124.98	177,472	1981	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1334 HX Base Yr 2021



85101 WINDY OAKS LN, 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		148,189
TOTAL MARKET OB/XF VALUE		16,868
TOTAL LAND VALUE - MARKET		82,400
TOTAL MARKET VALUE		247,457
SOH/AGL Deduction		117,354
ASSESSED VALUE		130,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,103
TOTAL JUST VALUE		247,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,537

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$.

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	0861	POOL GUNIT	0	100	15	36	540.00	SF	85.00	85.00	100	1995	1995	3	20	9,180	
2	0855	CONC PAVER	0	100	0	0	982.00	SF	7.00	7.00	100	2015	2015	3	95	6,530	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1985	1985	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 16,868

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	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 03/10/2021 BY NW Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/06/2024 BY SYS