

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

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

2025

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
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1993	1,617	158,282
FEP	140	80	2011	112	10,963
UOP	400	20	1993	80	7,831

TOTALS	2,157			1,809	177,076
--------	-------	--	--	-------	---------

EXTRA FEATURES

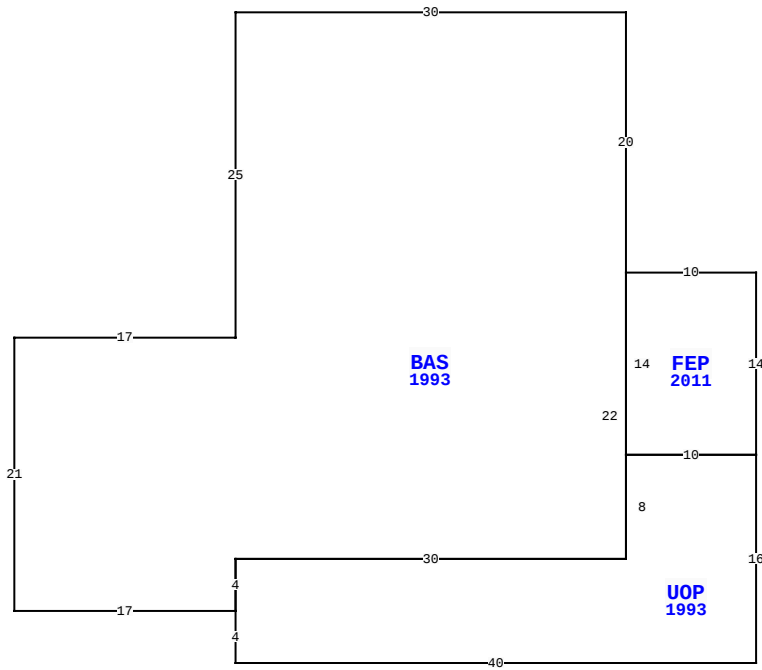
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	
2	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1982	1982	3	35	182	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
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	79	3,451	
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	31	933	
9	2701	QUONSET GD	0	100	56	30	1,680.00	SF	15.00	15.00	100	2011	2011	3	66	16,632	

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	000100	C	RES	100	0006	OR	0.00	0.00	4.71	AC		1.00	1.00	0.75	85,000.00	63,750.00	300,262							
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							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,809	118.6500	118.65	214,638	1989	1989	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 0					Heated Area: 1617		HX Base Yr 1980				



NASSAU COUNTY PROPERTY PAGE 1 of 3 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,383
TOTAL MARKET OB/XF VALUE		31,725
TOTAL LAND VALUE - MARKET		302,012
TOTAL MARKET VALUE		545,120
SOH/AGL Deduction		283,529
ASSESSED VALUE		261,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,869
TOTAL JUST VALUE		545,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,139

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

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\$.

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

05-2N-27-4292-0072-0000

[illegible]

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

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

2025

05-2N-27-4292-0072-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories		0 0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2011	1,800	26,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,800	63.0000	23.31	41,958	2001	2001	0	0	0 37.00	63.00
3 GARAGE RES - 100% - 0											
Heated Area: 1800											
HX Base Yr 1980											
30 60 60 30 BAS 2011											
BLD DATE				LGL DATE							