LOT 608
IN OR 1877/1684
HERON ISLES #2 PB 7/218

MOORE MARSHA
86070 WINDFERN CT
YULEE, FL 32097

**2025**

**37-3N-28-0740-0608-0000**

## BUILDING CHARACTERISTICS

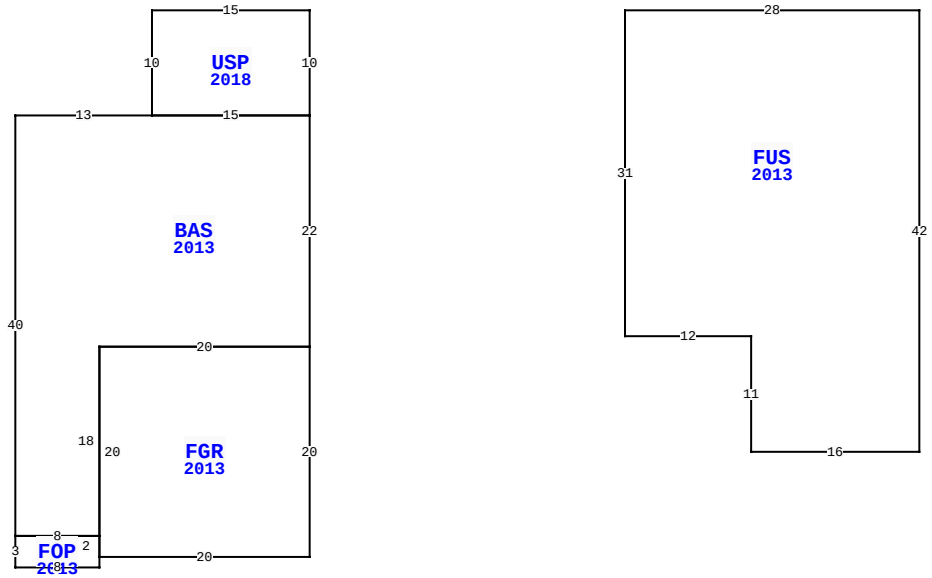
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4038.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 760 | 100 | 2013 | 760 | 84,173 |
| FGR | 400 | 55 | 2013 | 220 | 24,366 |
| FOP | 24 | 30 | 2013 | 7 | 775 |
| FUS | 1,044 | 100 | 2013 | 1,044 | 115,627 |
| USP | 150 | 30 | 2018 | 45 | 4,984 |
| TOTALS | 2,378 | | | 2,076 | 229,925 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,076 | 117.2031 | 117.20 | 243,307 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1804 HX Base Yr




86070 WINDFERN CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 229,925 |
| TOTAL MARKET OB/XF VALUE | | 3,056 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 297,981 |
| SOH/AGL Deduction | | 3,537 |
| ASSESSED VALUE | | 294,444 |
| TOTAL EXEMPTION VALUE | 13 | 294,444 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 297,981 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,127 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327016 | CO ISSUED | 0 | 09/04/2013 |
| B1327016 | NEW CONSTR | 0 | 03/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1877/1684 | 9/06/2013 | WD | Q | I | 01 | 170,000 |
| GRANTOR: SOUTHERN LIFESTYLE HO | | | | | | |
| GRANTEE: MOORE MARSHA | | | | | | |
| 1844/0845 | 3/08/2013 | WD | U | I | 30 | 25,000 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: SOUTHERN LIFESTYLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2018] W15 S10 BAS=[YR=2013] W13 S40 FOP=[YR=2013] S3 E8 N1 FGR=[YR=2013] E20 N20 W20 S20 $ N2 W8 $ E8 N18 E20 N22 W15 $ E15 N10 $ PTR= E30 FUS=[YR=2013] E28 S42 W16 N11 W12 N31 $ W30 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 632.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 3,056 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,056

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS