LOT 610
HERON ISLES #2 PB 7/218

MCCLAIN ALYSSA
86044 WINDFERN COURT
YULEE, FL 32097

2025

37-3N-28-0740-0610-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

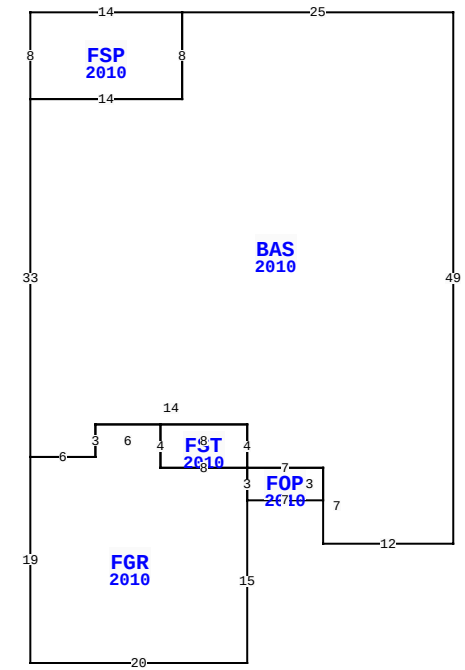
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	2010	1,548	176,096
FGR	390	55	2010	214	24,344
FOP	21	30	2010	6	683
FSP	112	40	2010	45	5,119
FST	32	55	2010	18	2,048
TOTALS	2,103			1,831	208,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	122.3250	122.32	223,968	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1548 HX Base Yr 2021



86044 WINDFERN CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,290
TOTAL MARKET OB/XF VALUE		3,805
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		277,095
SOH/AGL Deduction		79,502
ASSESSED VALUE		197,593
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,871
TOTAL JUST VALUE		277,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23657	CO ISSUED	0	09/01/2010
E22764	NEW CONSTR	0	07/01/2010
M15469	H/AC	0	07/01/2010
B23657	NEW CONSTR	168,206	06/01/2010
P14307	NEW CONSTR	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/1517	9/09/2020	WD	Q	I	01	239,900
GRANTOR: JEWELL DEWITT E JR &						
GRANTEE: MCCLAIN ALYSSA						
1698/0406	9/07/2010	WD	Q	I	01	160,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: JEWELL DEWITT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 FSP=[YR=2010] W14 S8 E14 N8 $ S8 W14 S33
FGR=[YR=2010] S19 E20 N15 FOP=[YR=2010] E7 N3 W7 S3 $ N3
FST=[YR=2010] N4 W8 S4 E8$ W8 N4 W6 S3 W6$ E6 N3 E14 S4 E7
S7 E12 N49$.

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	813.00	SF	5.20	5.20	100	2010	2010	3	90	3,805	

LAND DESCRIPTION

TOTAL OB/XF 3,805

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS