



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	13	LVT/LAMNT 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			
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	1,817	100	2008	1,817	183,471
FGR	440	55	2008	242	24,436
FSP	18	40	2011	7	707
FSP	80	40	2011	32	3,231
USP	104	30	2011	31	3,131
USP	112	30	2011	34	3,434
TOTALS	2,571			2,163	218,409

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	109.2798	109.28	236,373	2008	2008	0	0	7.60	92.40
1 SINGLE FAM - 100% - 2009						Heated Area: 1817		HX Base Yr 2009			
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
86026 WINDFERN CT, YULEE						AG DATE					
						05/13/2025					
						MLU					

EXTRA FEATURES							86026 WINDFERN CT, YULEE				INC DATE					AG DATE			
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	756.00	SF	5.20	5.20	100	2008	2008	3	88	3,459			
2	0855	CONC PAVER	0	100	30	5	150.00	SF	6.00	6.00	100	2011	2011	3	91	819			
3	0855	CONC PAVER	0	100	0	0	1,040.00	SF	7.00	7.00	100	2014	2014	3	94	6,843			
4	0478	VF 6 SLAT	0	100	0	0	60.00	LF	15.00	15.00	100	2012	2012	3	81	729			
5	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2012	2012	3	81	4,406			
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243			
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