LOT 612
IN OR 1897/311
HERON ISLES #2 PB 7/218

GILLAIN ALVIN D JR/JONES-GILLAIN RAELYNN M
86016 WINDFERN CT
YULEE, FL 32097

2025

37-3N-28-0740-0612-0000

BUILDING CHARACTERISTICS

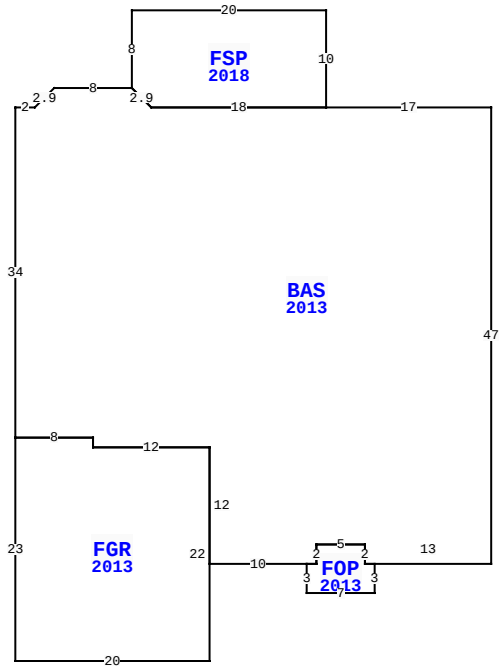
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,065	100	2013	2,065	223,522
FGR	448	55	2013	246	26,628
FOP	31	30	2013	9	974
FSP	198	40	2018	79	8,551
TOTALS	2,742			2,399	259,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	114.1161	114.12	273,774	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 2065 HX Base Yr 2014



86016 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		259,675
TOTAL MARKET OB/XF VALUE		2,544
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		327,219
SOH/AGL Deduction		152,432
ASSESSED VALUE		174,787
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,065
TOTAL JUST VALUE		327,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327419	CO ISSUED	0	12/31/2013
B1327419	NEW CONSTR	239,265	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1897/0311	12/31/2013	WD	Q	I	02	195,500
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: GILLAIN ALVIN D JR						
1835/1688	1/15/2013	WD	U	V	30	50,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FSP=[YR=2018] N10 W20 S8 D2 R2 E18 $ W18 U2 L2 W8 D2 L2 W2 S34 FGR=[YR=2013] S23 E20 N22 W12 N1 W8 $ E8 S1 E12 S12 E10 FOP=[YR=2013] S3 E7 N3 W1 N2 W5 S2 W1 $ E1 N2 E5 S2 E13 N47 $.

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	526.00	SF	5.20	5.20	100	2013	2013	3	93	2,544	

LAND DESCRIPTION

TOTAL OB/XF 2,544

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		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