LOT 613
HERON ISLES #2 PB 7/218

SKINNER TRAVIS R & MERRY C L/E/
86011 WINDFERN CT
YULEE, FL 32097

2025

37-3N-28-0740-0613-0000

BUILDING CHARACTERISTICS

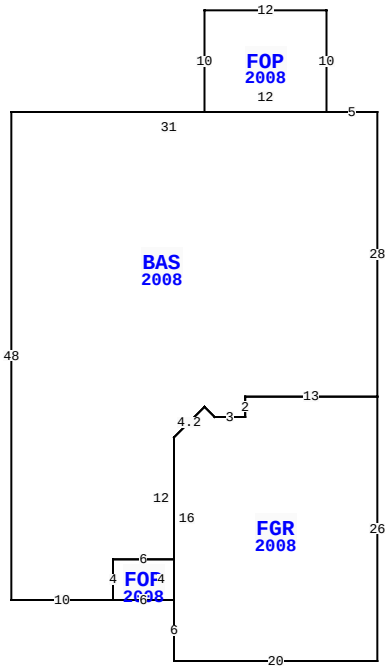
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,319	100	2008	1,319	150,155
FGR	505	55	2008	278	31,647
FOP	24	30	2008	7	797
FOP	120	30	2008	36	4,098
TOTALS	1,968			1,640	186,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	123.2721	123.27	202,163	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1319 HX Base Yr 2024



86011 WINDFERN CT, YULEE

BLD DATE	11/24/2008	RK	LGL DATE	05/13/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,698
TOTAL MARKET OB/XF VALUE		2,402
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,100
SOH/AGL Deduction		51,247
ASSESSED VALUE		202,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,131
TOTAL JUST VALUE		254,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20861	ELEC OTHER	4,500	06/01/2008
M13915	MECH OTHER	0	06/01/2008
C21459	CO ISSUED	0	05/01/2008
P13223	OTHER	0	05/01/2008
B21459	NEW CONSTR	130,218	05/01/2008
R11285	REPAIR/RRF	2,000	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/1773	1/10/2025	QC	U	I	11	100
GRANTOR: SKINNER TRAVIS R & ME						
GRANTEE: SKINNER JENNA M						
2645/869	6/01/2023	WD	Q	I	01	316,000
GRANTOR: FRAZIER WAYNE & ASHLE						
GRANTEE: SKINNER TRAVIS R &						

BUILDING NOTES

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	525.00	SF	5.20	5.20	100	2008	2008	3	88	2,402	

BUILDING DIMENSIONS

BAS=[YR=2008] W5 FOP=[YR=2008] N10 W12 S10 E12 $ W31 S48 E10 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N26 W13S2 W3 U1 L1 D3 L3 S16 $ N4 W6 S4 $ N4 E6 N12 U3 R3 D1 R1 E3 N2 E13 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 2,402

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