LOT 614
HERON ISLES #2 PB 7/218

LEACOCK ROBERT & LORY JOINT REVOCABLE TRUST/LEACOC
86021 WINDFERN CT
YULEE, FL 32097

2025

37-3N-28-0740-0614-0000

BUILDING CHARACTERISTICS

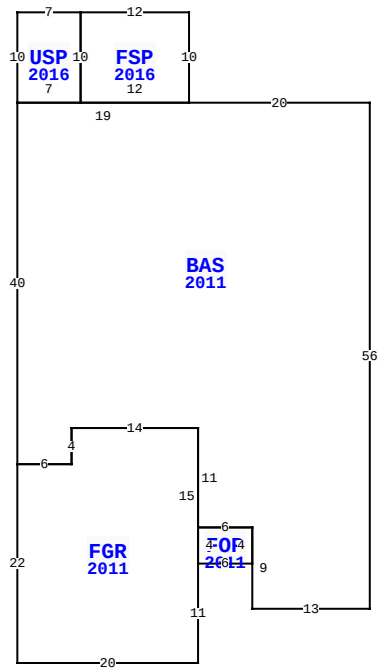
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,754	100	2011	1,754	192,927
FGR	496	55	2011	273	30,028
FOP	24	30	2011	7	770
FSP	120	40	2016	48	5,280
USP	70	30	2016	21	2,310
TOTALS	2,464			2,103	231,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	117.2031	117.20	246,472	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1754 HX Base Yr 2022



86021 WINDFERN CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,314
TOTAL MARKET OB/XF VALUE		2,726
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		299,040
SOH/AGL Deduction		35,939
ASSESSED VALUE		263,101
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		162,379
TOTAL JUST VALUE		299,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24261	CO ISSUED	0	03/24/2011
M15908	H/AC	0	02/01/2011
E23216	NEW CONSTR	0	01/01/2011
P14594	NEW CONSTR	0	01/01/2011
B24261	NEW CONSTR	196,186	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1197	12/04/2023	WD	U	I	11	100
GRANTOR: LEACOCK ROBERT & LORY						
GRANTEE: LEALOCK ROBERT & LO						
2501/1450	9/29/2021	WD	Q	I	02	340,000
GRANTOR: CRUM DANIEL B						
GRANTEE: LEACOCK ROBERT & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 FSP=[YR=2016] N10 W12 USP=[YR=2016] W7S10E7 N10 $ S10 E12 $ W19 S40 FGR=[YR=2011] S22 E20 N11 FOP=[YR=2011] E6 N4 W6 S4 $ N15 W14 S4 W6 $ E6 N4 E14 S11 E6 S9 E13 N56 $.

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	576.00	SF	5.20	5.20	100	2011	2011	3	91	2,726	

LAND DESCRIPTION

TOTAL OB/XF 2,726

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