LOT 615
IN OR 2049/1592
HERON ISLES #2 PB 7/218

JANEY RICHARD A & BRITTANY D
86033 WINDFERN COURT
YULEE, FL 32097

2025

37-3N-28-0740-0615-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

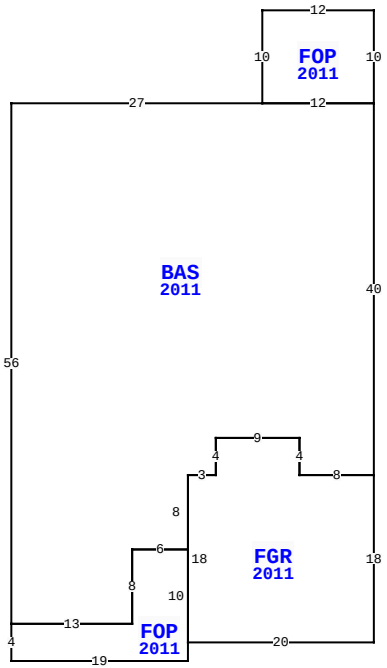
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2011	1,780	189,188
FGR	396	55	2011	218	23,170
FOP	120	30	2011	36	3,826
FOP	124	30	2011	37	3,933
TOTALS	2,420			2,071	220,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	113.1900	113.19	234,416	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2020 Heated Area: 1780 HX Base Yr



86033 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		220,117
TOTAL MARKET OB/XF VALUE		2,385
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		287,502
SOH/AGL Deduction		1,349
ASSESSED VALUE		286,153
TOTAL EXEMPTION VALUE	13	286,153
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108572	REPAIR/RRF	6,600	08/01/2021
C24622	CO ISSUED	0	07/21/2011
M16208	H/AC	0	05/01/2011
B24622	NEW CONSTR	197,871	04/01/2011
E23420	NEW CONSTR	0	04/01/2011
P14752	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1592	5/27/2016	WD	Q	I	01	172,000
GRANTOR: GAULTNEY DANIEL & CAR						
GRANTEE: JANEY RICHARD A & B						
1938/1385	9/11/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: GAULTNEY DANIEL & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W12 S10 BAS=[YR=2011] W27 S56 FOP=[YR=2011] S4 E19 N2 FGR=[YR=2011] E20 N18W8 N4 W9 S4 W3 S18$ N10 W6 S8 W13 $ E13 N8 E6 N8 E3 N4 E9 S4 E8 N40 W12$ E12 N10$.

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	504.00	SF	5.20	5.20	100	2011	2011	3	91	2,385	

LAND DESCRIPTION

TOTAL OB/XF 2,385

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