LOT 618
IN OR 1936/1094
HERON ISLES #2 PB 7/218

DUKES SHARON
86065 WINDFERN CT
YULEE, FL 32097

2025

37-3N-28-0740-0618-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

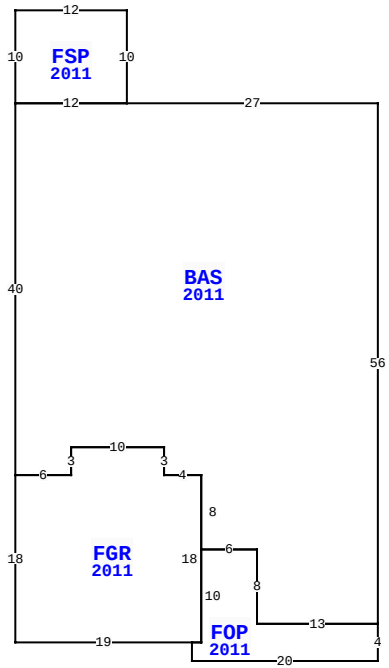
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,786	100	2011	1,786	205,413
FGR	390	55	2011	214	24,613
FOP	126	30	2011	38	4,371
FSP	120	40	2011	48	5,520
TOTALS	2,422			2,086	239,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	122.5539	122.55	255,639	2011	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1786 HX Base Yr 2015



86065 WINDFERN CT, YULEE

BLD DATE	01/21/2015 KK	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		239,917
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,277
SOH/AGL Deduction		186,130
ASSESSED VALUE		122,147
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		66,425
TOTAL JUST VALUE		308,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24098	CO ISSUED	0	01/26/2011
M15779	H/AC	0	12/01/2010
P14525	NEW CONSTR	0	11/01/2010
B24098	NEW CONSTR	196,007	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/1094	8/29/2014	WD	Q	I	01	165,000
GRANTOR: HINDS ROSEMARY ET AL						
GRANTEE: DUKES SHARON						
1819/1977	10/15/2012	WD	U	I	30	100
GRANTOR: HINDS ROSEMARY						
GRANTEE: SCHENECKER CARRIE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W27 FSP=[YR=2011] N10 W12 S10 E12 $ W12 S40
FGR=[YR=2011] S18 E19 FOP=[YR=2011] S2 E20 N4 W13 N8 W6 S10
W1 $ E1 N18 W4 N3 W10 S3 W6 $ E6 N3 E10 S3 E4 S8 E6 S8 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	710.00	SF	5.20	5.20	100	2011	2011	3	91	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	0003	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