LOT 619
IN OR 1796/255
ESMT PT OR 1752/857

MCCULLOUGH NEAL F & BETTY C
86075 WINDFERN CT
YULEE, FL 32097

2025

37-3N-28-0740-0619-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

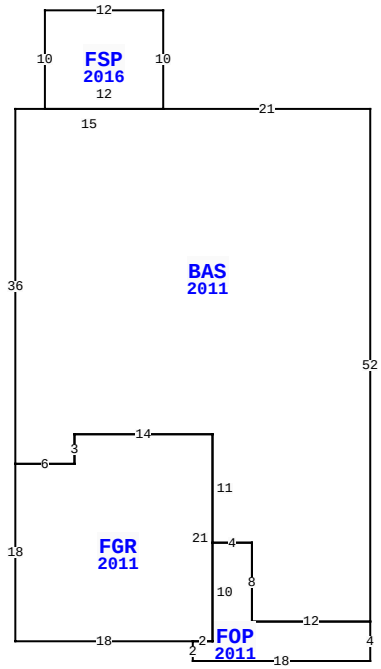
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,478	100	2011	1,478	167,429
FGR	402	55	2011	221	25,035
FOP	100	30	2011	30	3,398
FSP	120	40	2016	48	5,438
TOTALS	2,100			1,777	201,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	120.6450	120.64	214,377	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2013 Heated Area: 1478 HX Base Yr 2013



86075 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		201,300
TOTAL MARKET OB/XF VALUE		3,797
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		270,097
SOH/AGL Deduction		134,182
ASSESSED VALUE		135,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,193
TOTAL JUST VALUE		270,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24844	CO ISSUED	0	10/20/2011
M16410	H/AC	0	08/01/2011
E23642	NEW CONSTR	0	07/01/2011
P14858	NEW CONSTR	0	06/01/2011
B24844	NEW CONSTR	169,284	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/0255	5/23/2012	WD	Q	I	02	139,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCCULLOUGH NEAL F &						
1742/1409	6/09/2011	WD	U	V	30	67,200
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

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	0810	CONCRETE A	0	100	0	0	642.00	SF	6.50	6.50	100	2011	2011	3	91	3,797	

BUILDING DIMENSIONS

BAS=[YR=2011] W21 FSP=[YR=2016] N10 W12 S10 E12 $ W15 S36
FGR=[YR=2011] S18 E18 FOP=[YR=2011] S2 E18 N4 W12 N8 W4 S10
W2 $ E2 N21 W14 S3 W6 $ E6 N3 E14 S11 E4 S8 E12 N52 $.

LAND DESCRIPTION

TOTAL OB/XF 3,797

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