

LOT 4
IN OR 1282/1511
WINDY OAK SUB PB 4/101

HESSENAUER BRIAN & PHYLLIS/HESSENAUER JAMES P
85101 WINDY OAKS LANE
YULEE, FL 32097

2025

42-2N-27-4490-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	136,686
FOP	288	30	1993	86	9,419
SFB	108	80	2015	86	9,419
TOTALS	1,644			1,420	155,523

EXTRA FEATURES		
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L N	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	0861	POOL GUNIT	0 100	15	36	540.00	SF	85.00	85.00	100	1995	1995	3	20	9,180	
2	0855	CONC PAVER	0 100	0	0	982.00	SF	7.00	7.00	100	2015	2015	3	95	6,530	
3	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1985	1985	3	20	1,158	

LAND DESCRIPTION		
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N	CODE	CLS	DESCRIPTION	CAP	D
1	000100	C	RES	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,420	131.5600	131.56	186,815	1981	1986	0	0	0	16.75	83.25	

1 SINGLE FAM - 100% - 2021

Heated Area: 1334

HX Base Yr 2021

Diagram illustrating the layout and dimensions of the property lot:

- Overall lot dimensions: 41 (width) x 26 (depth).
- Heated Area: 1334.
- Area 1 (SFB 2015): 18 (width) x 6 (depth).
- Area 2 (FOP 1993): 48 (width) x 6 (depth).

85101 WINDY OAKS LN, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	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		155,523	
TOTAL MARKET OB/XF VALUE		16,868	
TOTAL LAND VALUE - MARKET		87,550	
TOTAL MARKET VALUE		259,941	
SOH/AGL Deduction		126,065	
ASSESSED VALUE		133,876	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		83,154	
TOTAL JUST VALUE		259,941	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429036	ADDITION	25,000	07/01/2014
4193	N/A	9,100	06/19/1987

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BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W7 SFB=[YR=2015] N6 W18 S6 E18\$ W41 S26						
FOP=[YR=1993] S6 E48 N6 W48\$ E48 N26\$.						