BLOCK 1 LOT 6
IN OR 654 PG 552
YULEE WOODS #3 PB 5/239

WINDHAUS RONALD F
85517 DUANE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0001-0060

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

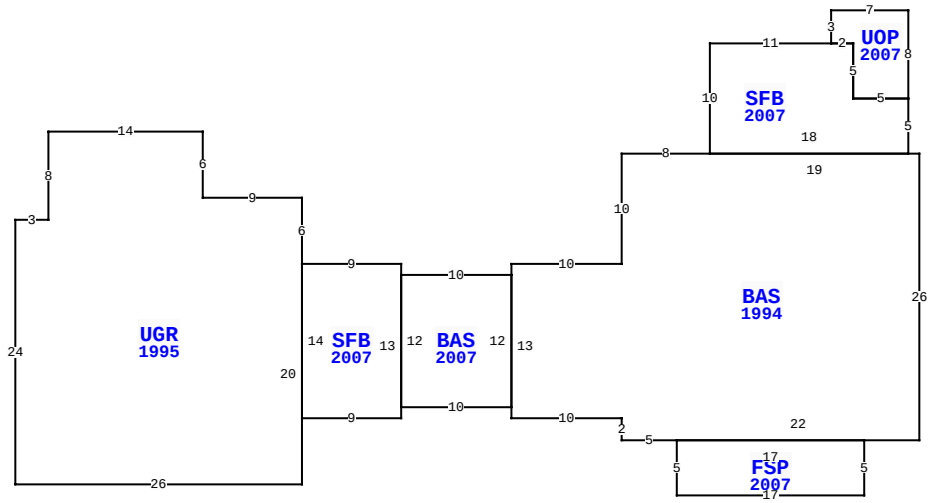
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	842	100	1994	842	74,652
BAS	120	100	2007	120	10,639
FSP	85	40	2007	34	3,014
SFB	126	80	2007	101	8,955
SFB	155	80	2007	124	10,994
UGR	754	45	1995	339	30,056
UOP	46	20	2007	9	798
TOTALS	2,128			1,569	139,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	104.0000	104.00	163,176	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 1187 HX Base Yr



85517 DUANE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,108
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		227,058
SOH/AGL Deduction		120,965
ASSESSED VALUE		106,093
TOTAL EXEMPTION VALUE	HX HB SX WR	105,722
BASE TAXABLE VALUE		371
TOTAL JUST VALUE		227,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008075	REPAIR/RRF	5,400	08/08/2018
952232	REMODEL	0	11/01/1995
95-02185	ADDITION	11,934	08/01/1995
8552	XFOB	11,492	12/09/1992
8872	MH MOVE-ON	48,000	04/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/0552	4/09/1992	WD	Q	V		16,500

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: WINDHAUS RONALD & N

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W7 S3 SFB=[YR=2007] W11 S10 BAS=[YR=1994] W8 S10 W10 S1 BAS=[YR=2007] W10 SFB=[YR=2007] N1 W9 UGR=[YR=1995] N6 W9 N6 W14 S8 W3 S24 E26 N20$ S14 E9 N13$ S12 E10 N12$ S13 E10 S2 E5 FSP=[YR=2007] S5 E17 N5 W17$ E22 N26 W19$ E18 N5 W5 N5 W2$ E2 S5 E5 N8$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	
2	0681	POLE SHED	0	100	8	7	56.00	SF	15.00	15.00	100	1996	1996	3	23	193	
3	0479	VF PICKET	0	100	0	0	45.00	LF	10.00	10.00	100	2000	2000	3	48	216	
4	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1996	1996	3	70	205	
5	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50	100	1996	1996	3	70	1,856	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS