LOT 608
HERON ISLES #2 PB 7/218

WIEGMANN SAMANTHA
86070 WINDFERN CT
YULEE, FL 32097

2026

37-3N-28-0740-0608-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

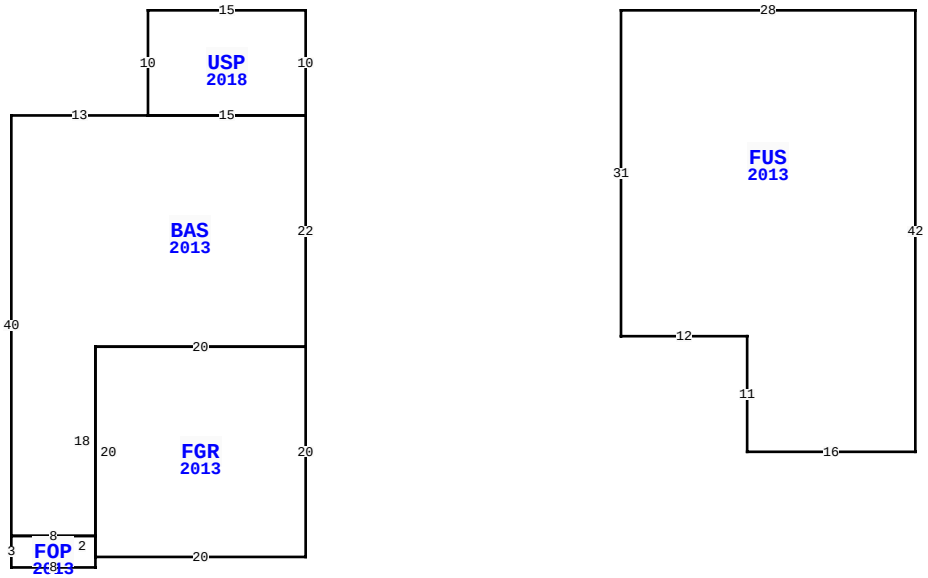
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	2013	760	83,728
FGR	400	55	2013	220	24,237
FOP	24	30	2013	7	771
FUS	1,044	100	2013	1,044	115,016
USP	150	30	2018	45	4,958
TOTALS	2,378			2,076	228,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	111.6220	117.20	243,307	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1804 HX Base Yr 2026



86070 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		228,709
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		293,709
SOH/AGL Deduction		0
ASSESSED VALUE		293,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,298
TOTAL JUST VALUE		293,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327016	CO ISSUED	0	09/04/2013
B1327016	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/90	10/24/2025	WD	Q	I	01	315,000
GRANTOR: MOORE MARSHA						
GRANTEE: WIEGMANN SAMANTHA						
1877/1684	9/06/2013	WD	Q	I	01	170,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: MOORE MARSHA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W15 S10 BAS=[YR=2013] W13 S40 FOP=[YR=2013] S3 E8 N1 FGR=[YR=2013] E20 N20 W20 S20 $ N2 W8 $ E8 N18 E20 N22 W15 $ E15 N10 $ PTR= E30 FUS=[YR=2013] E28 S42 W16 N11 W12 N31 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS