LOT 616
HERON ISLES #2 PB 7/218

FAIR CHRISTOPHER & JACQUELINE
96123 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0616-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

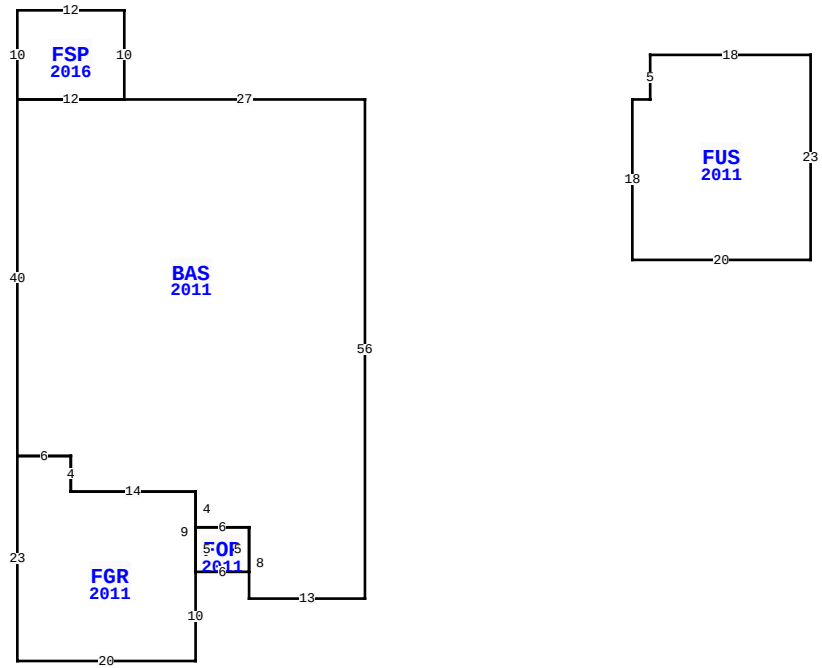
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.5	1.5 100
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	1,872	100	2011	1,872	202,505
FGR	404	55	2011	222	24,015
FOP	30	30	2011	9	973
FSP	120	40	2016	48	5,192
FUS	450	100	2011	450	48,679
TOTALS	2,876			2,601	281,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	110.3040	115.82	301,248	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 0% - 2026 Heated Area: 2322 HX Base Yr



86043 WINDFERN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	281,366
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	346,366
SOH/AGL Deduction	0
ASSESSED VALUE	346,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,366
TOTAL JUST VALUE	346,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24247	CO ISSUED	0	03/25/2011
E23163	NEW CONSTR	0	01/01/2011
M15897	H/AC	0	01/01/2011
P14582	NEW CONSTR	0	01/01/2011
B24247	NEW CONSTR	230,047	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0751	7/08/2021	WD	Q	I	02	325,000
GRANTOR: ROGAN JONATHAN M & KA						
GRANTEE: FAIR CHRISTOPHER &						
2041/1006	4/18/2016	WD	Q	I	01	202,000
GRANTOR: BERG CHARLES & PAULA						
GRANTEE: ROGAN JONATHAN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W27 FSP=[YR=2016] N10 W12 S10 E12 $ W12 S40
FGR=[YR=2011] S23 E20 N10 FOP=[YR=2011] E6 N5 W6 S5 $ N9
W14 N4 W6 $ E6 S4 E14 S4 E6 S8 E13 N56 $ PTR= E30
FUS=[YR=2011] E2 N5 E18 S23 W20 N18 $ 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS