LOT 618
IN OR 1936/1094
HERON ISLES #2 PB 7/218

DUKES SHARON
86065 WINDFERN CT
YULEE, FL 32097

2026

37-3N-28-0740-0618-0000

BUILDING CHARACTERISTICS

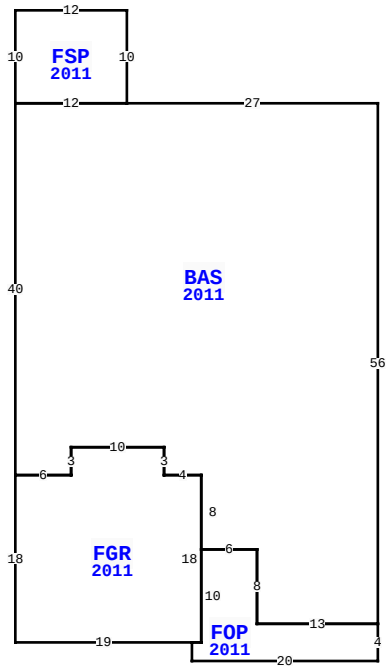
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2011	1,786	204,319
FGR	390	55	2011	214	24,482
FOP	126	30	2011	38	4,347
FSP	120	40	2011	48	5,491
TOTALS	2,422			2,086	238,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	116.7180	122.55	255,639	2011	2011	0	0	0	6.65	93.35

1 SINGLE FAM 100% - 2015 Heated Area: 1786 HX Base Yr 2015



86065 WINDFERN CT, YULEE

BLD DATE	01/21/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,639
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,639
SOH/AGL Deduction		178,194
ASSESSED VALUE		125,445
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		69,034
TOTAL JUST VALUE		303,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24098	CO ISSUED	0	01/26/2011
M15779	H/AC	0	12/01/2010
P14525	NEW CONSTR	0	11/01/2010
B24098	NEW CONSTR	196,007	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/1094	8/29/2014	WD	Q	I	01	165,000
GRANTOR: HINDS ROSEMARY ET AL						
GRANTEE: DUKES SHARON						
1819/1977	10/15/2012	WD	U	I	30	100
GRANTOR: HINDS ROSEMARY						
GRANTEE: SCHENECKER CARRIE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W27 FSP=[YR=2011] N10 W12 S10 E12 $ W12 S40
FGR=[YR=2011] S18 E19 FOP=[YR=2011] S2 E20 N4 W13 N8 W6 S10
W1 $ E1 N18 W4 N3 W10 S3 W6 $ E6 N3 E10 S3 E4 S8 E6 S8 E13
N56 $.

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	0003	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