

LOT 7
IN OR 2156/1734
WINDY OAKS SUB PB 4/101

HOOD JAMES R & KIMBERLY M
85102 WINDY OAKS LN
YULEE, FL 32097

2023

42-2N-27-4490-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	15	HARDTILE 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. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100	2,083	197,968
FGR	484	55	266	25,280
FOP	48	30	14	1,330

TOTALS	2,615		2,363	224,579
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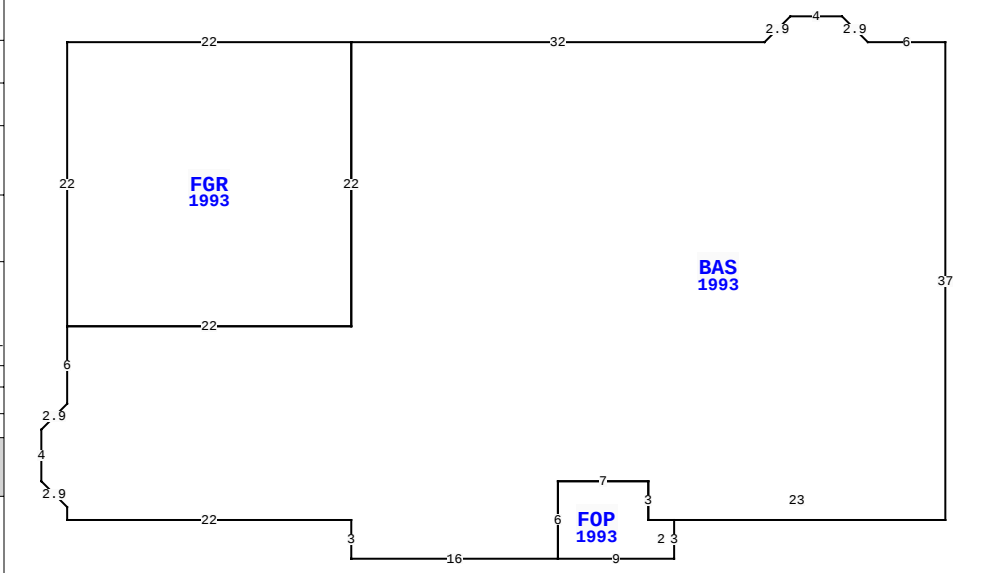
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0810	CONCRETE A	0	100	38	26	988.00	SF	6.50	6.50	100	1985	1985	3	49.5	3,179	
3	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
8	0812	CONCRETE C	0	100	80	16	1,280.00	SF	4.00	4.00	100	1992	1992	3	66	3,379	
9	0812	CONCRETE C	0	100	39	26	1,014.00	SF	4.00	4.00	100	2000	2000	3	80	3,245	
10	0810	CONCRETE A	0	100	68	3	204.00	SF	6.50	6.50	100	1985	1985	3	49.5	656	
11	0511	GARAGE CB-	0	100	40	30	1,200.00	SF	40.00	40.00	100	2000	2000	3	80	38,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,363	126.1113	113.82	268,957	1985	2000		0	0	16.50	83.50	
1 SINGLE FAM - 100% - 2018 Heated Area: 2083 HX Base Yr 2018													



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/XF

														52,211										
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,579
TOTAL MARKET OB/XF VALUE		52,211
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		357,590
SOH/AGL Deduction		126,738
ASSESSED VALUE		230,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,852
TOTAL JUST VALUE		357,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313749	MTLR00F	11,500	12/01/2013
B22417	REMODEL	7,918	04/01/2009
B985557	GARAGE	30,000	11/01/1998
6716	NEW CONSTR	500	06/04/1990
6485	XF0B	6,650	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/1734	10/24/2017	WD	Q	I	02	255,000
GRANTOR: HOLLAND AARON W JR						
GRANTEE: HOOD JAMES R & KIMB						
1887/0449	10/31/2013	WD	Q	I	02	250,000
GRANTOR: PITTS MARY TRUSTEE						
GRANTEE: HOLLAND AARON W JR						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W6 U2 L2 W4 L2 D2 W32 FGR=[YR=1993] W22 S22 E22 N22\$ S22 W22 S6 L2 D2 S4 D2 R2 S1 E22 S3 E16 FOP=[YR=1993] E9 N3 W2 N3 W7 S6\$ N6 E7 S3 E23 N37\$.