



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1,832	203,754
FGR	590	55	324	36,035
FOP	102	30	31	3,448
FOP	240	30	72	8,008
FST	50	55	28	3,114
PTO	96	5	5	556
TOTALS	2,910		2,292	254,914

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	129.0415	116.46	266,926	2016	2016	0	0	0	4.50	95.50
1 SINGLE FAM - 0% - 0 Heated Area: 1832 HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,545	
TOTAL MARKET OB/XF VALUE		79,075	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		435,620	
SOH/AGL Deduction		80,350	
ASSESSED VALUE		355,270	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		355,270	
TOTAL JUST VALUE		435,620	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		355,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013530	ADDITION	14,150	10/04/2021
21007385	SWIM POOL	55,000	08/18/2021
21002333	CARPORT	23,424	02/26/2021
21002334	GARAGE	27,816	02/26/2021
B1531365	CO ISSUED	0	02/17/2016
B1531365	NEW CONSTR	0	11/03/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2421/1341	12/30/2020	WD	Q	I	01	322,500	
GRANTOR: SPRINGER JARED G							
GRANTEE: POMEROY CHRISTOPHER							
2216/0429	7/24/2018	WD	Q	I	01	265,700	
GRANTOR: COX ANDREW BRYCE & KI							
GRANTEE: SPRINGER JARED G							

EXTRA FEATURES							85088 WINDY OAKS LN, YULEE				INC DATE				AG DATE			
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	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	2016	2016	3	97	719		
2	0812	CONCRETE C	0	0	0	0	1,637.00	SF	4.00	4.00	100	2016	2016	3	97	6,352		
3	0351	CARPORT MT	0	0	48	20	960.00	SF	10.00	10.00	100	2021	2021	3	97	9,312		
4	0866	POOL FIBER	0	0	33	13	429.00	SF	72.00	72.00	100	2021	2021	3	97	29,961		
5	0911	SCRN RM A	0	0	41	32	1,312.00	SF	17.50	17.50	100	2021	2021	3	97	22,271		
6	0855	CONC PAVER	0	0	0	0	883.00	SF	10.00	10.00	100	2021	2021	3	100	8,830		
7	0911	SCRN RM A	0	0	8	12	96.00	SF	17.50	17.50	100	2021	2021	3	97	1,630		

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000100	C	SFR	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000		

[illegible]