LOT 9
WINDY OAKS SUB PB 4/101

SORTILLON JOSEPH R & ALICE W
85068 WINDY OAKS LN
YULEE, FL 32097

2023

42-2N-27-4490-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

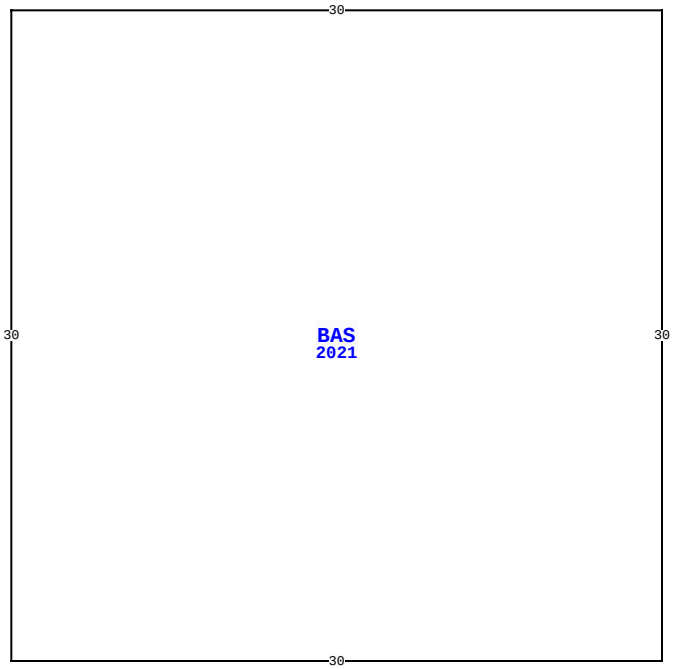
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	19,370
TOTALS	900		900	19,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	21.74	19,566	2021	2021	0	0	0	1.00	99.00

1 GARAGE RES – 100% - 2023 Heated Area: 900 HX Base Yr 2023



85068 WINDY OAKS LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,222
TOTAL MARKET OB/XF VALUE		88,960
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		559,182
SOH/AGL Deduction		0
ASSESSED VALUE		559,182
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		504,182
TOTAL JUST VALUE		559,182
NCON VALUE		459,812
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22020806	CO ISSUED	0	07/15/2022
22009632	ADDITION	20,000	06/23/2022
21006307	SWIM POOL	70,000	07/23/2021
21000239	NEW CONSTR	390,931	02/09/2021
21000352	FEED SHED	28,980	01/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0139	3/18/2020	WD	Q	V	02	55,000
GRANTOR: COX ANDREW BRYCE & KI						
GRANTEE: SORTILLON JOSEPH R						
1957/0201	12/17/2014	SW	U	V	17	35,000
GRANTOR: SWITZERLAND COMMUNITY						
GRANTEE: COX ANDREW BRYCE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S30 E30 N30$.

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
1	0855	CONC PAVER	0	100	0	0	1,096.00	SF	10.00	10.00	100	2022	2022	3	100	10,960	
2	0911	SCRN RM A	0	100	27	64	1,728.00	SF	17.50	17.50	100	2022	2022	3	100	30,240	
3	0861	POOL GUNIT	0	100	29	16	464.00	SF	85.00	85.00	100	2022	2022	3	100	39,440	
4	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2022	2022	3	100	8,320	

LAND DESCRIPTION

TOTAL OB/XF 88,960

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	SFR	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/28/2023 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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2023

42-2N-27-4490-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

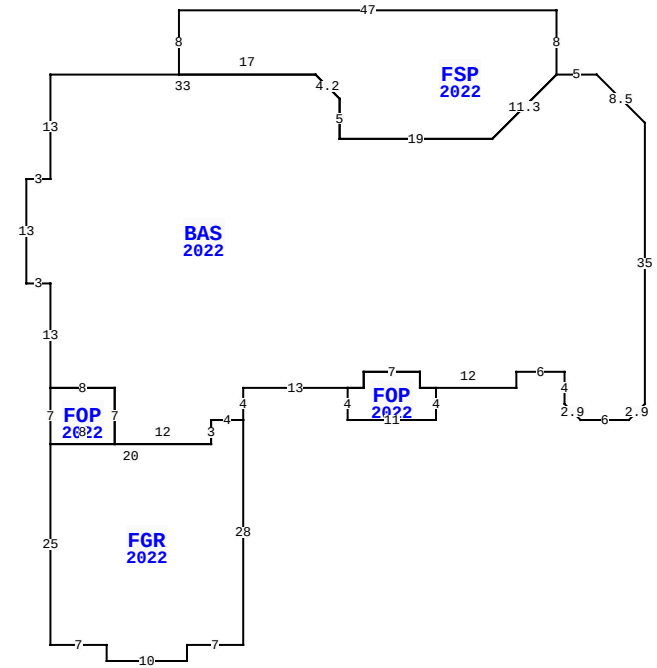
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,829	100	2,829	305,249
FGR	632	55	348	37,549
FOP	56	30	17	1,834
FOP	58	30	17	1,834
FSP	565	40	226	24,385
TOTALS	4,140		3,437	370,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,437	119.5540	107.90	370,852	2022	2022	0	0	0	0.00	100.00

2 SINGLE FAM – 100% - 2023 Heated Area: 2829 HX Base Yr 2023



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: SWITZERLAND COMMUNITY						
GRANTEE: COX ANDREW BRYCE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 FSP=[YR=2022] N8 W47 S8 E17 R3 D3 S5 E19 U8 R8 $ L8 D8 W19 N5 L3 U3 W33 S13 W3 S13 E3 S13 FOP=[YR=2022] S7 FGR=[YR=2022] S25 E7 S2 E10 N2 E7 N28 W4 S3 W20$ E8 N7 W8$ E8 S7 E12 N3 E4 N4 E13 FOP=[YR=2022] S4 E11 N4 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N2 E6 S4 D2 R2 E6 R2 U2 N35 U6 L6 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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