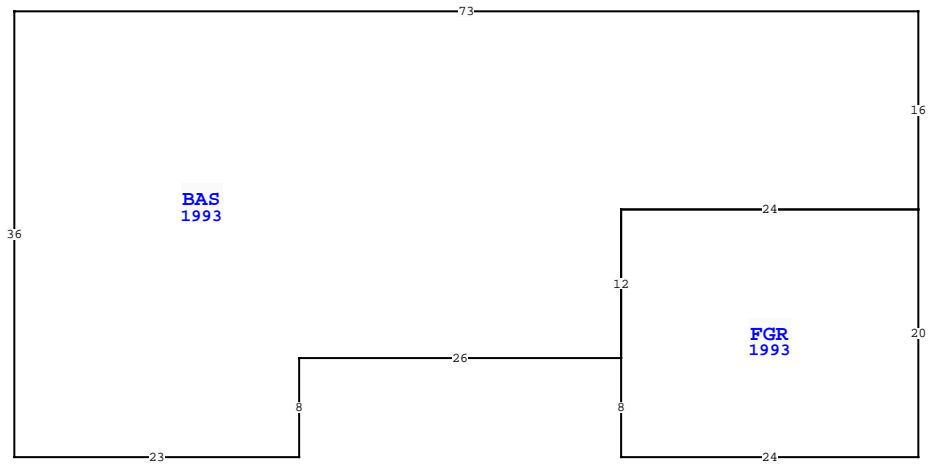




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,940	100	1,940
FGR	480	55	264
			SUBAREA MARKET VALUE
			187,518
			25,518
TOTALS	2,420		2,204
			213,036

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,204	137.4940	130.62	287,886	1986	1991	0	0	26.00	74.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1940 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			223,534
TOTAL MARKET OB/XF VALUE			17,314
TOTAL LAND VALUE - MARKET			90,400
TOTAL MARKET VALUE			331,248
SOH/AGL Deduction			178,630
ASSESSED VALUE			152,618
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			97,618
TOTAL JUST VALUE			331,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974281	XFOB	5,304	10/01/1997
3840	GARAGE	6,867	01/26/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0418/0770	4/01/1984	WD Q	Q	V		15,500
GRANTOR:						
GRANTEE:						
0418/0769	4/01/1984	WD Q	Q	V		10,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W73 S36 E23 N8 E26 FGR=[YR=1993] S8 E24 N20 W24 S12 \$ N12 E24 N16 \$ .	

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	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0	100	0	4,124.00	SF	4.00	4.00	100	1988	1988	3	54.5	8,990	
3	0681	POLE SHED	0	100	26	312.00	SF	15.00	15.00	100	1997	1997	3	25	1,170	
4	0681	POLE SHED	0	100	36	432.00	SF	15.00	15.00	100	2015	2015	3	78	5,054	

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

85115 WINDY OAKS LN, YULEE

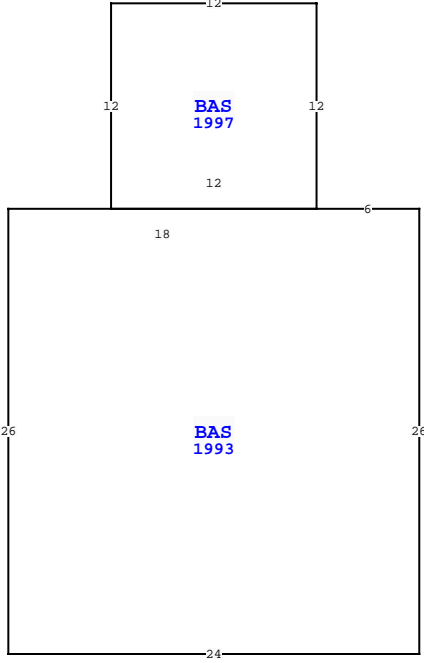
LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0007	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	90,400							

2024

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
6500	01	768	78.1000	27.34	20,997	1987	1987		0	0	50.00	50.00		

2 GARAGE RES - 100% - 0 Heated Area: 768 HX Base Yr



Quality		03 Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	624	100	8,530
BAS	144	100	1,969
TOTALS	768	768	10,498

85115 WINDY OAKS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

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	DENSITY	DECL	FRZ	YR	CONSRV		

NASSAU COUNTY PROPERTY				PAGE 2 of 2			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 4		Tax Dist:			
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TOTAL EXEMPTION VALUE		55,000		TOTAL JUST VALUE		331,248	
BASE TAXABLE VALUE		97,618		NCON VALUE		0	
INCOME VALUE				PREVIOUS YEAR MKT VALUE		322,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W6 BAS=[YR=1997] N12 W12 S12 E12\$ W18 S26 E24 N26\$.	