

LOT 3
IN OR 1515/1914
WINDY OAKS SUB PB 4/101

COX HALFORD E & SHERRYL H
85085 WINDY OAKS LANE
YULEE, FL 32097

2025

42-2N-27-4490-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2014	2,540	274,929
FGR	1,155	55	2014	635	68,732
FOP	180	30	2014	54	5,845
FOP	420	30	2014	126	13,638
FUS	803	100	2014	803	86,916
PTO	180	5	2014	9	974
TOTALS	5,278			4,167	451,035

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,167	113.3440	113.34	472,288	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM - 100% - 2015

Heated Area: 3343

HX Base Yr 2015

The floor plan diagram illustrates the layout of a single-family home with the following areas and dimensions:

- FOP 2014** (Front Porch): 35' x 12'
- PTO 2014** (Patio): 15' x 12'
- FUS 2014** (Furnace Room): 22' x 29'
- BAS 2014** (Bathroom): 50' x 42'
- FGR 2014** (Furnace Room): 30' x 36'

Other dimensions and layout details include:

- Overall width: 50'
- Overall depth: 31'
- Room dimensions: 12', 15', 35', 50', 42', 30', 36', 22', 29', 15', 13', 5', 8', 24', 15', 12', 15', 27', 5', 19', 9', 15', 15', 12',