LOT 5
IN OR 418 PG 770
WINDY OAKS SUB PB 4/101

COX WILLIAM E & KATHY R
PO BOX 1582
YULEE, FL 32041-1582

2025

42-2N-27-4490-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

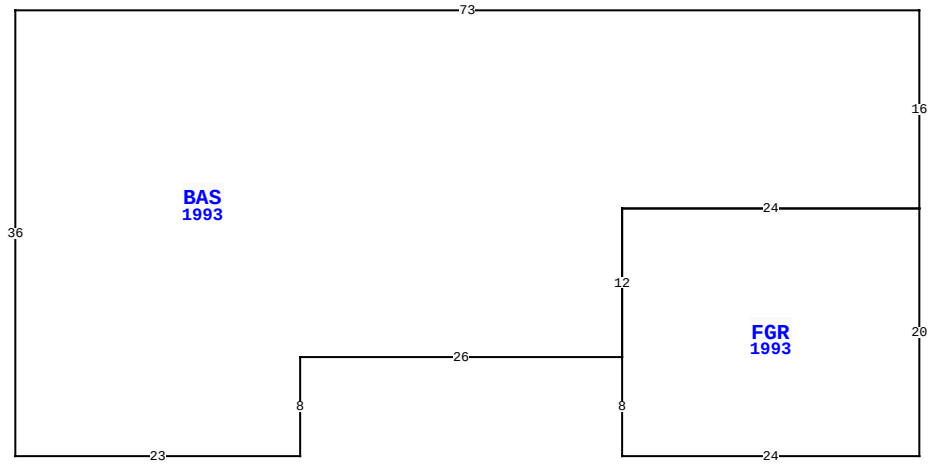
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1993	1,940	196,047
FGR	480	55	1993	264	26,678
TOTALS	2,420			2,204	222,726

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	137.49	303,028	1986	1991	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1940 HX Base Yr 1987



85115 WINDY OAKS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,824
TOTAL MARKET OB/XF VALUE		16,591
TOTAL LAND VALUE - MARKET		96,050
TOTAL MARKET VALUE		346,465
SOH/AGL Deduction		189,421
ASSESSED VALUE		157,044
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		101,322
TOTAL JUST VALUE		346,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,248

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	V		15,500
GRANTOR:						
GRANTEE:						
0418/0769	4/01/1984	WD	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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	4,124.00	SF	4.00	4.00	100	1988	1988	3	52	8,578	
3	0681	POLE SHED	0	100	26	12	312.00	SF	15.00	15.00	100	1997	1997	3	24	1,123	
4	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2015	2015	3	75	4,860	

LAND DESCRIPTION

TOTAL OB/XF 16,591

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	RES	100	0007	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,050							

REVIEW DATE 08/24/2021 BY NWA Total Acres: 1.13 Total Land Value: 96,050 Market: 0 Agricultural: 0 Common: 96,050 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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
Quality	03	Quality Level 03

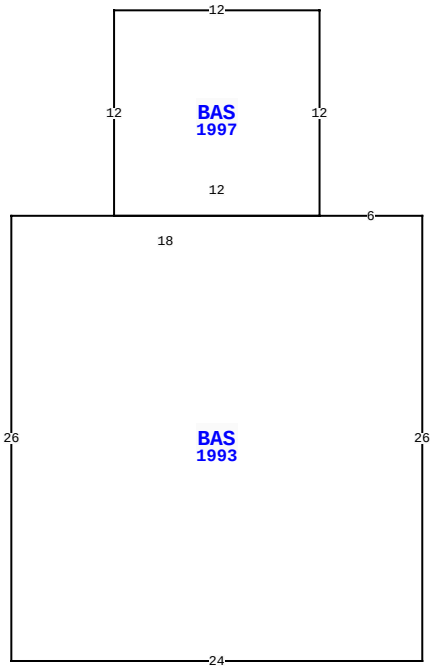
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	9,017
BAS	144	100	1997	144	2,081
TOTALS	768			768	11,098

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	28.90	22,195	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 768 HX Base Yr 1987



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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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/24/2021 BY NWA Total Acres: 1.13 Total Land Value: 96,050 Market: 0 Agricultural: 0 Common: 96,050 PRINTED 07/30/2025 BY SYS