

**POMEROY CHRISTOPHER J & TERESSA**  
85088 WINDY OAKS LANE  
YULEE, FL 32097

42-2N-27-4490-0008-0000

| BUILDING CHARACTERISTICS |                  |                |                  |              |                      |  |  |    |  |  |  |
|--------------------------|------------------|----------------|------------------|--------------|----------------------|--|--|----|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |              |                      |  |  |    |  |  |  |
| Exterior Wall            | 20               | FACE BRICK 100 |                  |              |                      |  |  |    |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  |                  |              |                      |  |  |    |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |              |                      |  |  |    |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                  |              |                      |  |  |    |  |  |  |
| Interior Floo            | 11               | CLAY TILE 50   |                  |              |                      |  |  |    |  |  |  |
| Interior Floo            | 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    | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE |  |  |    |  |  |  |
| BAS                      | 1,832            | 100            | 2016             | 1,832        | 222,217              |  |  |    |  |  |  |
| FGR                      | 590              | 55             | 2016             | 324          | 39,300               |  |  |    |  |  |  |
| FOP                      | 102              | 30             | 2016             | 31           | 3,760                |  |  |    |  |  |  |
| FOP                      | 240              | 30             | 2016             | 72           | 8,734                |  |  |    |  |  |  |
| FST                      | 50               | 55             | 2016             | 28           | 3,396                |  |  |    |  |  |  |
| PTO                      | 96               | 5              | 2021             | 5            | 606                  |  |  |    |  |  |  |
| TOTALS                   |                  | 2,910          |                  | 2,292        | 278,014              |  |  |    |  |  |  |

|                            |  |  |  |           |  |            |  |     |  |
|----------------------------|--|--|--|-----------|--|------------|--|-----|--|
| 85088 WINDY OAKS LN, YULEE |  |  |  |           |  |            |  |     |  |
| BLD DATE                   |  |  |  | LGL DATE  |  | 05/08/2025 |  | MLU |  |
| 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 |
|-----|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0810       | CONCRETE A  | 0 100   | 38 | 3  | 114.00   | SF | 6.50  | 6.50           | 100       | 2016    | 2016        | 3 | 95     | 704             |       |
| 2   | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,637.00 | SF | 4.00  | 4.00           | 100       | 2016    | 2016        | 3 | 95     | 6,221           |       |
| 4   | 0866       | POOL FIBER  | 0 100   | 33 | 13 | 429.00   | SF | 72.00 | 72.00          | 100       | 2021    | 2021        | 3 | 90     | 27,799          |       |
| 5   | 0911       | SCRN RM A   | 0 100   | 41 | 32 | 1,312.00 | SF | 17.50 | 17.50          | 100       | 2021    | 2021        | 3 | 90     | 20,664          |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 883.00   | SF | 10.00 | 10.00          | 100       | 2021    | 2021        | 3 | 99     | 8,742           |       |
| 7   | 0911       | SCRN RM A   | 0 100   | 8  | 12 | 96.00    | SF | 17.50 | 17.50          | 100       | 2021    | 2021        | 3 | 90     | 1,512           |       |
|     |            |             |         |    |    |          |    |       |                |           |         |             |   |        |                 |       |
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