LOT 8
WINDY OAKS SUB PB 4 PG 101

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

**2026**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

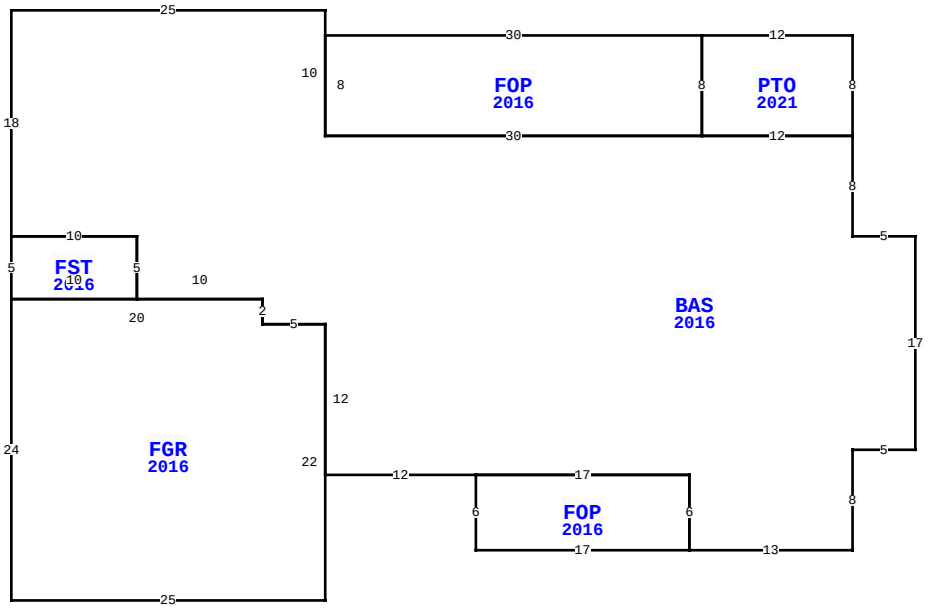
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 231,463 |
| FGR | 590 | 55 | 2016 | 324 | 40,936 |
| FOP | 102 | 30 | 2016 | 31 | 3,917 |
| FOP | 240 | 30 | 2016 | 72 | 9,097 |
| FST | 50 | 55 | 2016 | 28 | 3,538 |
| PTO | 96 | 5 | 2021 | 5 | 631 |
| TOTALS | 2,910 | | | 2,292 | 289,581 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,292 | 129.0415 | 135.49 | 310,543 | 2016 | 2016 | 0 | 0 | 0 | 6.75 | 93.25 |

1 SINGLE FAM 100% - 2025 Heated Area: 1832 HX Base Yr 2025




85088 WINDY OAKS LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 330,560 |
| TOTAL MARKET OB/XF VALUE | | 61,796 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 482,356 |
| SOH/AGL Deduction | | 1,781 |
| ASSESSED VALUE | | 480,575 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 429,164 |
| TOTAL JUST VALUE | | 482,356 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,941 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21013530 | ADDITION | 14,150 | 10/04/2021 |
| 21007385 | SWIM POOL | 55,000 | 08/18/2021 |
| 21002333 | CARPORT | 23,424 | 02/26/2021 |
| 21002334 | GARAGE | 27,816 | 02/26/2021 |
| B1531365 | CO ISSUED | 0 | 02/17/2016 |
| B1531365 | NEW CONSTR | 0 | 11/03/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2421/1341 | 12/30/2020 | WD | Q | I | 01 | 322,500 |
| GRANTOR: SPRINGER JARED G | | | | | | |
| GRANTEE: POMEROY CHRISTOPHER | | | | | | |
| 2216/0429 | 7/24/2018 | WD | Q | I | 01 | 265,700 |
| GRANTOR: COX ANDREW BRYCE & KI | | | | | | |
| GRANTEE: SPRINGER JARED G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W5 N8 PTO=[YR=2021] N8 W12 S8 E12$ W12 FOP=[YR=2016] N8W30 S8 E30$ W30 N10 W25 S18 FST=[YR=2016] S5 FGR=[YR=2016] S24 E25 N22 W5 N2 W20$ E10 N5 W10$ E10S5 E10 S2 E5 S12 E12 FOP=[YR=2016] S6 E17 N6 W17$ E17 S6 E13 N8 E5 N17 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 40,000.00 | 40,000.00 | 100 | 2021 | 2021 | 03 | 100 | 40,000 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 41 | 32 | 1,312.00 | SF | 18.00 | 18.00 | 100 | 2021 | 2021 | 3 | 86 | 20,310 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 8 | 12 | 96.00 | SF | 18.00 | 18.00 | 100 | 2021 | 2021 | 3 | 86 | 1,486 | |

## LAND DESCRIPTION

TOTAL OB/XF 61,796

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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**2026**

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

## 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 |

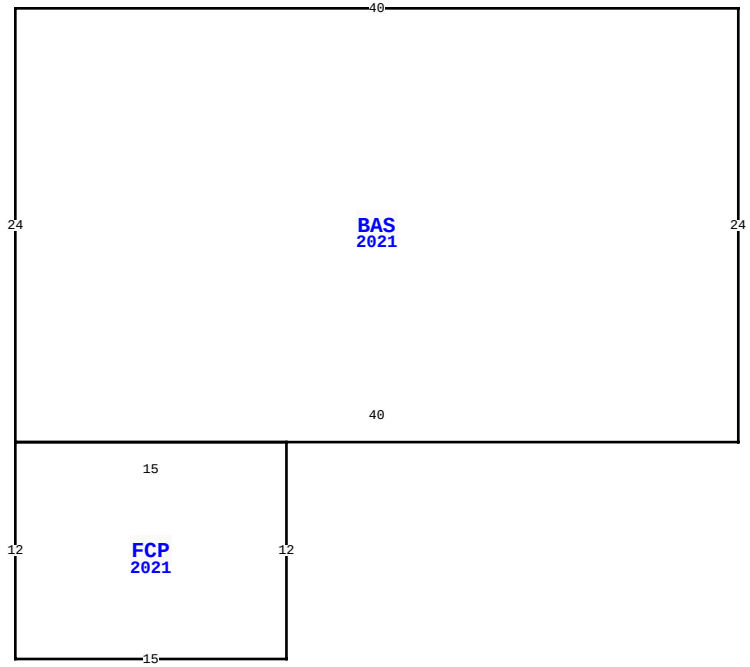
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 2021 | 960 | 22,321 |
| FCP | 180 | 25 | 2021 | 45 | 1,046 |
| TOTALS | 1,140 | | | 1,005 | 23,367 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,005 | 62.1000 | 24.22 | 24,341 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES 100% - 2025 Heated Area: 960 HX Base Yr 2025




85088 WINDY OAKS LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 330,560 |
| TOTAL MARKET OB/XF VALUE | | 61,796 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 482,356 |
| SOH/AGL Deduction | | 1,781 |
| ASSESSED VALUE | | 480,575 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 429,164 |
| TOTAL JUST VALUE | | 482,356 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,941 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2421/1341 | 12/30/2020 | WD | Q | I | 01 | 322,500 |
| GRANTOR: SPRINGER JARED G | | | | | | |
| GRANTEE: POMEROY CHRISTOPHER | | | | | | |
| 2216/0429 | 7/24/2018 | WD | Q | I | 01 | 265,700 |
| GRANTOR: COX ANDREW BRYCE & KI | | | | | | |
| GRANTEE: SPRINGER JARED G | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W40 S24 FCP=[YR=2021] S12 E15 N12 W15$ E40 N24$.

### 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 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 75 |
| Exterior Wall | 29 | NONE 25 |
| 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 |
| Quality | 05 | Quality Level 05 |

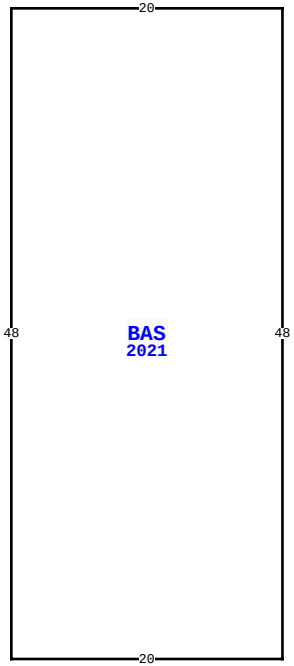
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 2021 | 960 | 17,612 |
| TOTALS | 960 | | | 960 | 17,612 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 960 | 49.0050 | 19.11 | 18,346 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

3 GARAGE RES 100% - 2025 Heated Area: 960 HX Base Yr 2025




85088 WINDY OAKS LN, YULEE

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| BLD DATE | | LGL DATE | |
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|---|---|---|---|
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| GRANTOR: COX ANDREW BRYCE & KI | | | | | | |
| GRANTEE: SPRINGER JARED G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=50,10] E20 S48 W20 N48 $
.

## 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 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS