

SORTILLON JOSEPH R & ALICE W
85068 WINDY OAKS LN
YULEE, FL 32097

42-2N-27-4490-0009-0000

[illegible]

SORTILLON JOSEPH R & ALICE W
85068 WINDY OAKS LN
YULEE, FL 32097

2026

42-21-27-4490-0009-0000

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

900

100

2021

900

20,926

TOTALS

900

900

20,926

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

02/28/2023

BY

NW

Total Acres:

1.00

Total Land Value:

90,000

Market:

0

Agricultural:

0

Common:

90,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

900

62.1000

24.22

21,798

2021

2021

0

0

0

4.00

96.00

2 GARAGE RES

100% - 2025

Heated Area: 900

HX Base Yr

30

30

30

30

BAS
2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

488,039

TOTAL MARKET OB/XF VALUE

77,994

TOTAL LAND VALUE - MARKET

90,000

TOTAL MARKET VALUE

656,033

SOH/AGL Deduction

3,290

ASSESSED VALUE

652,743

TOTAL EXEMPTION VALUE

13

652,743

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

656,033

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

635,582

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2348/0139

3/18/2020

WD Q

Q V

02

55,000

GRANTOR: COX ANDREW BRYCE & KI

GRANTEE: SORTILLON JOSEPH R

1957/0201

12/17/2014

SW U

V

17

35,000

GRANTOR: SWITZERLAND COMMUNITY

GRANTEE: COX ANDREW BRYCE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S30 E30 N30\$.