

DERAWAY SCARLETTE CAMILLE
4277 WINDY LANE
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		20		FACE BRICK 100		0100		01		2,433		127.6891		115.24		280,379		1999		2004		0		0		0		13.50		86.50	
Exterior Wall		03		12		MODULAR MT 100		2		SINGLE FAM - 100%		- 2022		Heated Area: 2037		HX Base Yr 2022		VALUATION BY		STANDARD		Tax Group: 6		Tax Dist:		242,528		38,367		165,870		446,765	
Roof Structur		05		12		DRYWALL 100		12		35		12		36		22		22		22		22		22		22		22		22		22	
Roof Cover		15		13		LVT/LAMNT 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09	
Interior Wall		12		13		LVT/LAMNT 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09	
Interior Floo		11		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09		09		09		09		09	
Air Condition		04		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09		09		09		09		09		09		09	
Heating Type		04		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09		09		09		09		09		09		09	
Bedrooms		02		02		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09		09		09		09		09		09		09		09		09		09	
Bathrooms		02		02		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09		09		09		09		09		09		09		09		09		09	
Frame		02		02		WOOD FRAME 100		1. 1. 100		0 100		NONE 100		09		09		09		09		09		09		09		09		09		09	
Stories		1.		1.		100		0		100		NONE		100		09		09		09		09		09		09		09		09		09	
Units		00		00		NONE 100		09		09		09		09		09		09		09		09		09		09		09		09		09	
Occupancy		00		00		NONE 100		09		09		09		09		09		09		09		09		09		09		09		09		09	
Quality		06		06		Quality Level 06		0100		SINGLE FAMILY		09		09		09		09		09		09		09		09		09		09		09	
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA		09																											
NEIGHBORHOOD/LOC		9003.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,037		100		2,037		203,054																									
FGR		484		55		266		26,516																									
FOP		15		30		4		399																									
FOP		420		30		126		12,560																									