PT OF NW1/4 OF SE1/4
IN OR 2156/1785

MADDEN CARLIE L & JONATHAN E/
4345 WINDY LANE
HILLIARD, FL 32046

2023

23-2N-23-0000-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

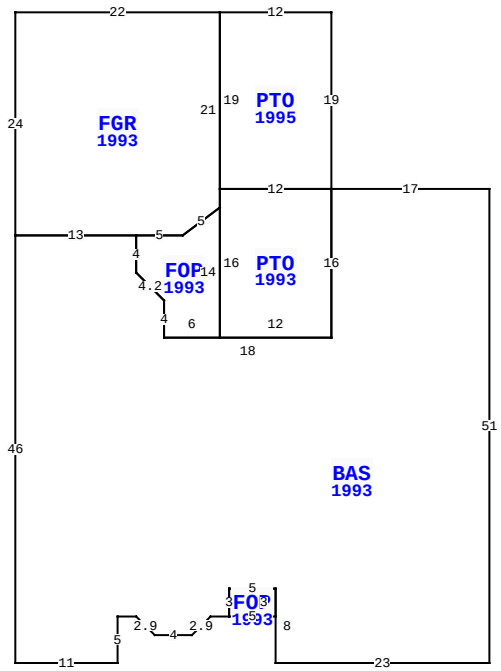
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,129	100	2,129	189,776
FGR	522	55	287	25,583
FOP	15	30	4	356
FOP	89	30	27	2,407
PTO	192	5	10	891
PTO	228	5	11	980
TOTALS	3,175		2,468	219,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	97.5456	115.84	285,893	1991	1991	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 2019 Heated Area: 2129 HX Base Yr 2019



4345 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		219,995
TOTAL MARKET OB/XF VALUE		16,712
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		426,707
SOH/AGL Deduction		170,935
ASSESSED VALUE		255,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,772
TOTAL JUST VALUE		426,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414120	REPAIR/RRF	0	10/01/2014
B951962	SWIM POOL	15,300	06/01/1995
6732	NEW CONSTR	76,447	09/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/1785	11/06/2017	WD	Q	I	01	285,000
GRANTOR: PACE RAYMOND A & KARE						
GRANTEE: MADDEN CARLIE L & J						
2156/1783	10/30/2017	WD	U	I	11	100
GRANTOR: STILLWAGON ROBIN						
GRANTEE: PACE RAYMOND A & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1995] N19 W12 FGR=[YR=1993] W22 S24 E13 FOP=[YR=1993] S4 R3 D3 S4 E6 PTO=[YR=1993] E12 N16 W12 S16$ N14 D3 L4 W5$ E5 U3 R4 N21$ S19 E12$ S16 W18 N4 L3 U3 N4 W13 S46 E11 N5 E2 R2 D2 E4 U2 R2 E2 FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 S8 E23 N51$.

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	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	100	18	16	288.00	SF	6.50	6.50	100	1991	1991	3	64	1,198	
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1991	1991	3	20	288	
4	0861	POOL GUNIT	0	100	20	30	600.00	SF	85.00	85.00	100	1995	1995	3	20	10,200	
5	0845	KOOL DECK	0	100	0	0	480.00	SF	7.25	7.25	100	1995	1995	3	72	2,506	

LAND DESCRIPTION

TOTAL OB/XF 16,712

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS