TRACT 19
IN OR 2234/441

ETHRIDGE MICHAEL A & CHRISTINA
3732 WINDMERE LN
HILLIARD, FL 32046

2023

37-4N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

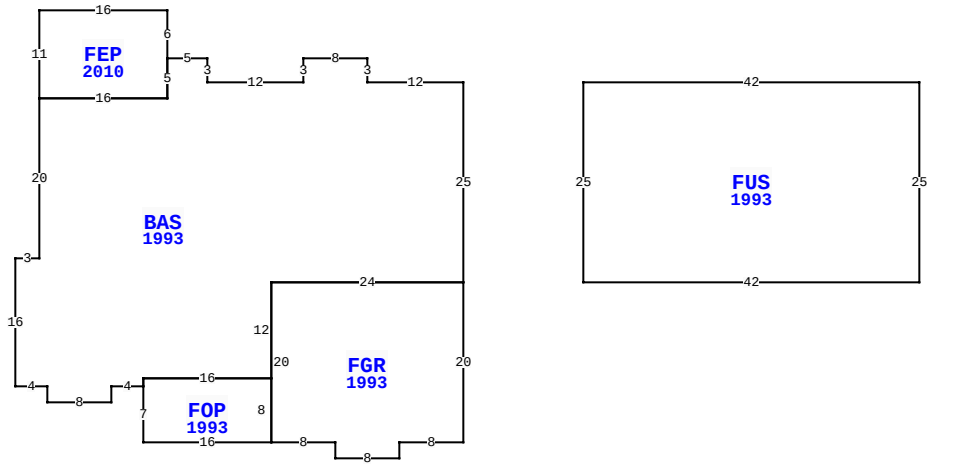
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,757	100	1,757	186,028
FEP	176	80	141	14,929
FGR	496	55	273	28,905
FOP	128	30	38	4,024
FUS	1,050	100	1,050	111,173
TOTALS	3,607		3,259	345,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,259	101.2000	120.18	391,667	1987	2005	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2019 Heated Area: 2807 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

3732 WINDMERE LN, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,059
TOTAL MARKET OB/XF VALUE		113,122
TOTAL LAND VALUE - MARKET		100,750
TOTAL MARKET VALUE		558,931
SOH/AGL Deduction		149,270
ASSESSED VALUE		409,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		359,661
TOTAL JUST VALUE		558,931
NCON VALUE		47,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017121	SHINGLES	19,200	12/10/2021
3921	N/A	127,800	03/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/0441	11/01/2018	WD	Q	I	01	390,000
GRANTOR: BROCK CHADWICK W & EL						
GRANTEE: ETHRIDGE MICHAEL A						
1953/1471	12/19/2014	WD	Q	I	01	300,000
GRANTOR: RENFRO THOMAS J & BAR						
GRANTEE: BROCK CHADWICK W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N3 W8 S3 W12 N3 W5 FEP=[YR=2010] N6 W16 S11 E16 N5$ S5 W16 S20 W3 S16 E4 S2 E8 N2 E4 FOP=[YR=1993] S7 E16 FGR=[YR=1993] E8 S2 E8 N2 E8 N20 W24 S20$ N8W16 S1 $ N1 E16 N12 E24 N25$ PTR=E15 FUS=[YR=1993] E42 S25 W42 N25$ W15$.

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	1987	1987	3	64	2,240	
2	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100	1987	1987	3	54.5	627	
3	0803	ASPHALT C	0	100	0	0	6,315.00	SF	2.00	2.00	100	1987	1987	3	50	6,315	
4	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,154	
5	0510	GARAGE WD-	0	100	20	30	600.00	SF	70.00	70.00	100	1987	1987	3	20	8,400	
6	1242	WD DECK A	0	100	0	0	464.00	SF	10.00	10.00	100	1989	1989	3	20	928	
7	0462	ST/AL FNC	0	100	429	6	2,574.00	SF	10.00	10.00	100	2020	2020	3	95	24,453	
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	93	3,255	
9	0350	CARPORT WD	0	100	50	30	1,500.00	SF	13.00	13.00	100	2019	2019	3	90	17,550	
10	0861	POOL GUNIT	1	100	0	0	320.00	SF	85.00	85.00	100	2023	2022		100	27,200	

TOTAL OB/XF 93,122

LAND DESCRIPTION

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	0006	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,750							

REVIEW DATE 02/03/2022 BY TWA Total Acres: 4.03 Total Land Value: 100,750 Market: 0 Agricultural: 0 Common: 100,750 PRINTED 08/02/2023 BY SYS

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TOTALS				

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	1	100	0	0	2,000.00	SF	10.00	10.00	100	2023	2022		100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 20,000

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

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