PT OR 497 PG 1179
(EX 3-1,2-8,2-9,3-2,3-3,3-4,3-5,
EX RANDY ACRES PB 5/242)

VILLAREAL TONY & MARCY/VILLAREAL DANIEL & SCOTTIE
4150 WINDY LN
HILLIARD, FL 32046

2024

23-2N-23-0000-0003-0000

BUILDING CHARACTERISTICS

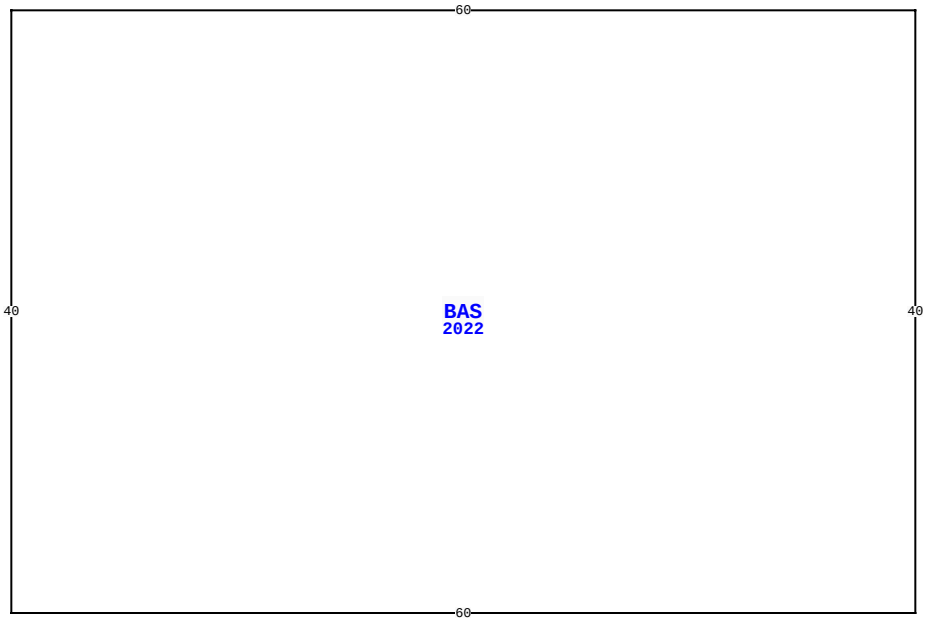
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	125,083
TOTALS	2,400		2,400	125,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,400	151.0600	113.30	271,920	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 50% - 2023 Heated Area: 2400 HX Base Yr 2023



4150 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,083
TOTAL MARKET OB/XF VALUE		107,730
TOTAL LAND VALUE - MARKET		393,020
TOTAL MARKET VALUE		272,407
SOH/AGL Deduction		47,002
ASSESSED VALUE		225,405
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		175,405
TOTAL JUST VALUE		625,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003175	CO ISSUED	0	02/28/2022
22002344	MH MOVE-ON	0	02/11/2022
21008901	72X84 BARN	50	07/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0613	12/10/2021	WD	Q	I	05	169,600
GRANTOR: SPANN GARY H						
GRANTEE: VILLAREAL TONY & MA						
0497/1179	9/01/1986	MS	U	I		362,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S40 E60 N40$.

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	0681	POLE SHED	0	50	90	84	7,560.00	SF	15.00	15.00	100	2021	2021	3	95	107,730	

LAND DESCRIPTION

TOTAL OB/XF 107,730

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	005000	C	RURAL HOME	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	25.93	AC		1.00	1.00	1.00	370.00	370.00	9,594							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	25.93	AC		1.00	1.00	1.00	14,000.00	14,000.00	363,020							

REVIEW DATE 12/09/2021 BY TW Total Acres: 26.93 Total Land Value: 39,594 Market: 363,020 Agricultural: 9,594 Common: 30,000 PRINTED 08/06/2024 BY SYS