PT OF SW/14 OF NE1/4 & PT OF
N1/2 OF SW/14 & PT OF NW1/4 OF
SE1/4 EX 12-2 & 12-3

LYNCH SANDRA LYNN FARMER
4193 WINDY LANE
HILLIARD, FL 32046

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

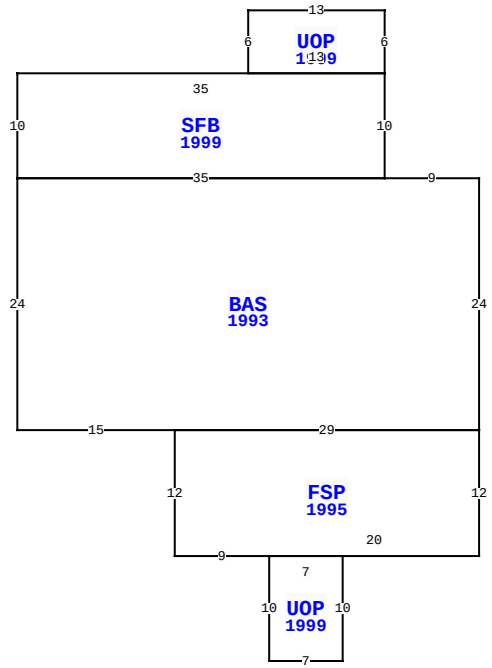
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	26,079
FSP	348	60	209	5,162
SFB	350	80	280	6,915
UOP	70	25	18	445
UOP	78	25	20	494
TOTALS	1,902		1,583	39,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,583	117.6000	82.32	130,313	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1336 HX Base Yr



4193 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		39,094
TOTAL MARKET OB/XF VALUE		14,759
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		243,853
SOH/AGL Deduction		186,109
ASSESSED VALUE		57,744
TOTAL EXEMPTION VALUE	HX HB WX	37,744
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		243,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7691	MH MOVE-ON	22,000	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0764/0445	7/01/1996	WD	U	I	18	100
GRANTOR: HILL LOU ELLIS & JANE						
GRANTEE: LYNCH SANDRA LYNN F						
0705/1069	5/26/1994	WD	Q	I		63,000
GRANTOR: PASSARETTE PATRICIA						
GRANTEE: HILL LOU ELLIS & JA						

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	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2003	2003	3	21	756	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	2009	2009	3	56	1,613	
5	1242	WD DECK A	0	100	10	6	60.00	SF	7.50	7.50	100	2009	2009	3	40	180	
6	1242	WD DECK A	0	100	10	7	70.00	SF	7.50	7.50	100	2009	2009	3	40	210	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 SFB=[YR=1999] N10 UOP=[YR=1999] N6 W13 S6 E13$ W35 S10 E35$ W35 S24 E15 FSP=[YR=1995] S12 E9 UOP=[YR=1999] S10 E7 N10 W7$ E20 N12 W29$ E29 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,759

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 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS