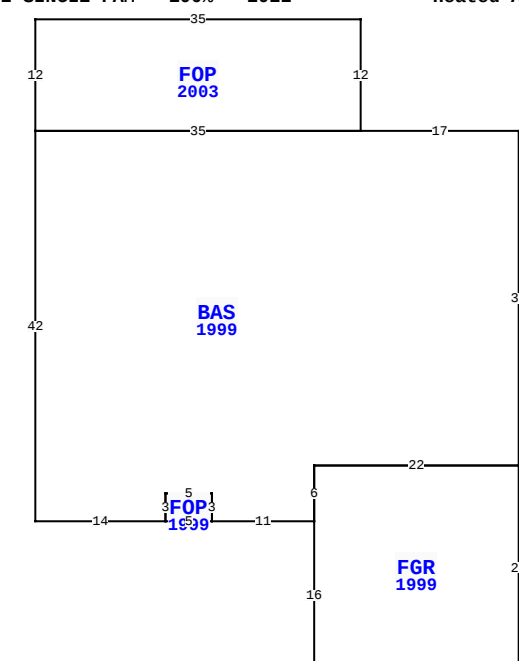


DERAWAY SCARLETTE CAMILLE
4277 WINDY LANE
HILLIARD, FL 32046

23-2N-23-0000-0012-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		20	FACE BRICK 100		0100	01	2,433	127.6891	121.30		295,123	1999	2004	0	0	0	14.25	85.75	VALUATION BY					STANDARD															
Roof Structure		03	GABLE/HIP 100		2 SINGLE FAM - 100% - 2022										Heated Area: 2037										HX Base Yr 2022														
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE										253,068									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										36,521									
Interior Floor		13	LVT/LAMNT 70																	TOTAL LAND VALUE - MARKET										165,870									
Interior Floor		11	CLAY TILE 30																	TOTAL MARKET VALUE										455,459									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										74,029									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										381,430																								
Bedrooms			4 100		TOTAL EXEMPTION VALUE										HX HB 50,000																								
Bathrooms			2 100		BASE TAXABLE VALUE										331,430																								
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										455,459																								
Stories		1.	1. 100		NCON VALUE										0																								
Units		00	0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										446,765																								
Quality		06	Quality Level 06																																				
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	211,878																																			
FGR	484	55	266	27,668																																			
FOP	15	30	4	416																																			
FOP	420	30	126	13,106																																			
TOTALS		2,956	2,433	253,068																																			
EXTRA FEATURES					4277 WINDY LN, HILLIARD										BLD DATE					LGL DATE					06/16/2023					MLU									
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
L N	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	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	1990	1990	3	20	4,200																								
2	0681	POLE SHED	0 100	30	11	330.00	SF	15.00	15.00	100	1995	1995	3	23	1,139																								
3	0681	POLE SHED	0 100	30	11	330.00	SF	15.00	15.00	100	1995	1995	3	23	1,139																								
4	0810	CONCRETE A	0 100	0	0	803.00	SF	6.50	6.50	100	1999	1999	3	77	4,019																								
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905																								
6	0861	POOL GUNIT	0 100	0	0	264.00	SF	85.00	85.00	100	2003	2003	3	32	7,181																								
7	0845	KOOL DECK	0 100	0	0	361.00	SF	7.25	7.25	100	2003	2003	3	83	2,172																								
8	0910	SCRN RM L	0 100	35	24	840.00	SF	15.00	15.00	100	2003	2003	3	21	2,646																								
9	0751	UOP	0 100	10	20	200.00	SF	10.00	10.00	100	2005	2005	3	40	800																								
10	0351	CARPORT MT	0 100	40	30	1,200.00	SF	10.00	10.00	100	2019	2019	3	86	10,320																								
LAND DESCRIPTION					TOTAL OB/XF										36,521																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	8.73	AC		1.00	1.00	1.00	19,000.00	19,000.00	165,870																						