

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND									
Exterior Wall		20		FACE BRICK 100		0900		01		2,468		97.5456		121.93		300,923		1991		1991		0		0		23.60		76.40							
Roof Structur		08		IRREGULAR 100		1 SNGL FAM - 100% - 2019										Heated Area: 2129										HX Base Yr 2019									
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		198,326																											
FGR		522		55		287		26,735																											
FOP		15		30		4		373																											
FOP		89		30		27		2,515																											
PTO		192		5		10		931																											
PTO		228		5		11		1,025																											
TOTALS		3,175				2,468		229,905																											
EXTRA FEATURES										4345 WINDY LN, HILLIARD																									
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		70		2,450							
2		0810		CONCRETE A		0 100		18 16		288.00		SF		6.50		6.50		100		1991		1991		3		62		1,161							
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		70		2,436							