

TRACT 19
IN OR 2234/441

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

2024

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



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 80	0900	01	3,259	101.2000	126.50	412,264	1987	2005	0	0	0	12.60	87.40	VALUATION BY		STANDARD																
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2019												Heated Area: 2807				HX Base Yr 2019				Tax Group: 4		Tax Dist:									
Roof Structure	03	GABLE/HIP 100													BUILDING MARKET VALUE				360,319															
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE				110,980															
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET				100,750															
Interior Floor	12	HARDWOOD 60													TOTAL MARKET VALUE				572,049															
Interior Floor	14	CARPET 40													SOH/AGL Deduction				150,098															
Air Condition	03	CENTRAL 100													ASSESSED VALUE				421,951															
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE				HX HB 50,000															
Bedrooms	5	100													BASE TAXABLE VALUE				371,951															
Bathrooms	2.5	100													TOTAL JUST VALUE				572,049															
															NCON VALUE				0															
Frame	02	WOOD FRAME 100													INCOME VALUE																			
Stories	2.	100													PREVIOUS YEAR MKT VALUE				558,931															
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	194,256																														
FEP	176	80	141	15,590																														
FGR	496	55	273	30,184																														
FOP	128	30	38	4,201																														
FUS	1,050	100	1,050	116,089																														
TOTALS		3,607		3,259	360,319																													
EXTRA FEATURES					3732 WINDMERE LN, HILLIARD												BLD DATE				LGL DATE		05/18/2023		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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170																		
2	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100	1987	1987	3	52	598																		
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	52	2,055																		
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	93	23,938																		
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	90	3,150																		
9	0350	CARPORT WD	0	100	50	30	1,500.00	SF	13.00	13.00	100	2019	2019	3	86	16,770																		
10	0861	POOL GUNIT	1	100	0	0	320.00	SF	85.00	85.00	100	2023	2022		98	26,656																		
LAND DESCRIPTION					TOTAL OB/XF												90,980																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																	

[illegible]