IN OR 1934/761
2014 CHAM DW/MH

GOODNO MICHAEL C
4288 WINDY LN
HILLIARD, FL 32046

2025

23-2N-23-0000-0004-0010

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

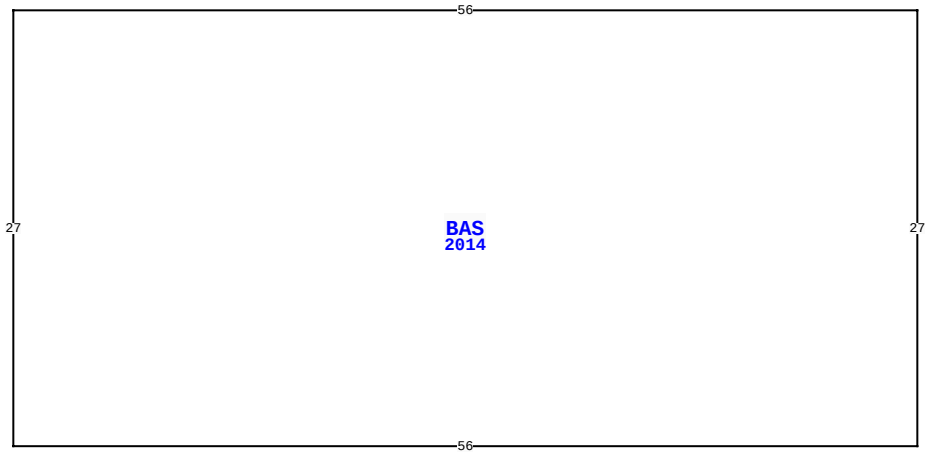
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2014	1,512	129,701
TOTALS	1,512			1,512	129,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	140.1600	119.14	180,140	2014	2014	0	0	0	28.00	72.00

3 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



4288 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,701
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		197,201
SOH/AGL Deduction		100,068
ASSESSED VALUE		97,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,411
TOTAL JUST VALUE		197,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH146381	MH MOVE-ON	0	09/03/2014
MH003334	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0761	8/21/2014	WD	Q	I	01	20,900
GRANTOR: KAJA HOLDINGS 2 LLC						
GRANTEE: GOODNO MICHAEL C						
1898/1409	1/08/2014	SW	U	I	12	9,400
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KAJA HOLDINGS 2 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S27 E56 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 08/29/2019 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS