IN OR 2513/352
R433844 & R433845 & R787715
R/W IN OR 806/727

COBB MELTON B & VIRGINIA S L/E/
4326 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0004-0020

BUILDING CHARACTERISTICS

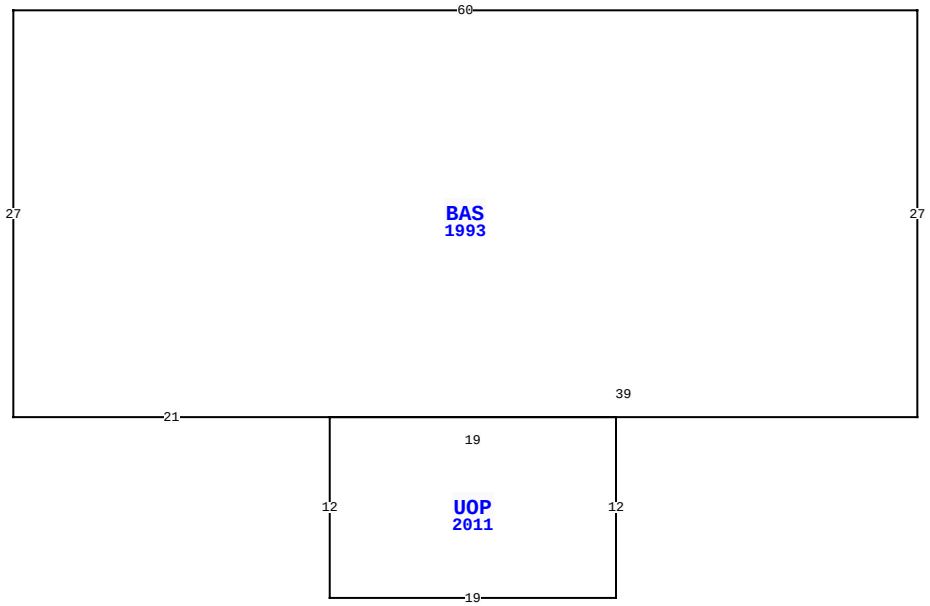
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
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	1,620	100	1993	1,620	52,862
UOP	228	25	2011	57	1,860
TOTALS	1,848			1,677	54,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,677	135.9600	108.77	182,407	1991	1996	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr 1989



4326 WINDY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		75,856
TOTAL MARKET OB/XF VALUE		19,072
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		162,428
SOH/AGL Deduction		95,703
ASSESSED VALUE		66,725
TOTAL EXEMPTION VALUE	HX HB	27,311
BASE TAXABLE VALUE		39,414
TOTAL JUST VALUE		162,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971919	MH MOVE-ON	0	09/01/1997
B9603021	XFOB	9,792	01/01/1996
8703	MH MOVE-ON	30,000	10/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/0352	11/09/2021	LE	U	I	11	100
GRANTOR: COBB METON BENJAMIN &						
GRANTEE: ANDREAS LEILA LYNN						
2489/1025	8/19/2021	LE	U	I	11	100
GRANTOR: COBB MELTON B & VIRGI						
GRANTEE: ANDREAS LEILA L ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E21 UOP=[YR=2011] S12 E19 N12 W19 $ E39 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
1	1242	WD DECK A	0	100	15	15	225.00	SF	10.00	10.00	100	1996	1996	3	20	450	
2	0752	USP	0	100	10	14	140.00	SF	15.00	15.00	100	1995	1995	3	20	420	
3	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	2001	2001	3	79	18,202	

LAND DESCRIPTION

TOTAL OB/XF 19,072

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 05/15/2020 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS

IN OR 2513/352
R433844 & R433845 & R787715
R/W IN OR 806/727

COBB MELTON B & VIRGINIA S L/E/
4326 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0004-0020

BUILDING CHARACTERISTICS

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Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

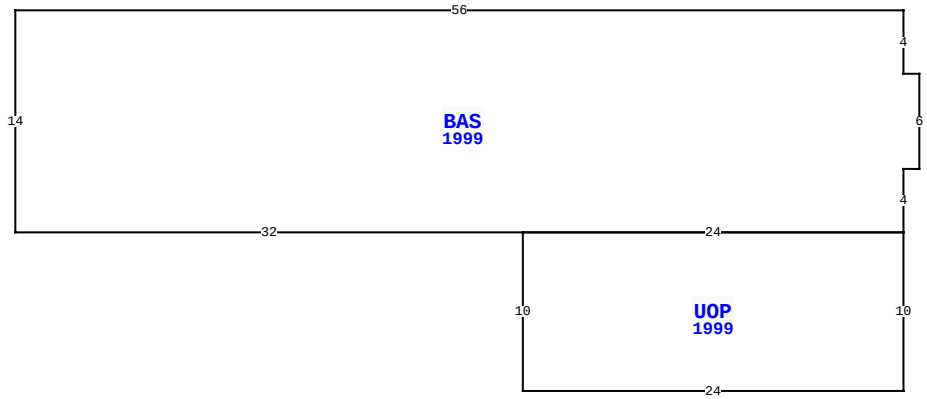
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	1999	790	19,643
UOP	240	25	1999	60	1,492
TOTALS	1,030			850	21,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	850	103.6000	82.88	70,448	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 790 HX Base Yr 1989



4326 WINDY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: COBB METON BENJAMIN &						
GRANTEE: ANDREAS LEILA LYNN						
2489/1025	8/19/2021	LE	U	I	11	100
GRANTOR: COBB MELTON B & VIRGI						
GRANTEE: ANDREAS LEILA L ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S14 E32 UOP=[YR=1999] S10 E24 N10 W24$ E24 N4 E1 N6 W1 N4$.

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

REVIEW DATE 05/15/2020 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS