PT SEC 23-2S-23E
IN OR 2662/501

WILLIAMS DAVID ALLAN
4334 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0004-0030

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

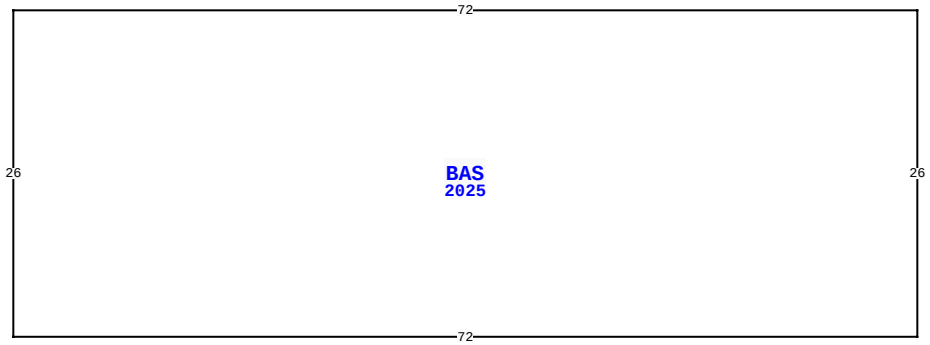
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2025	1,872	199,617
TOTALS	1,872			1,872	199,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	126.7200	107.71	201,633	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 1872 HX Base Yr 2025



4334 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,617
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		287,117
SOH/AGL Deduction		0
ASSESSED VALUE		287,117
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		231,395
TOTAL JUST VALUE		287,117
NCON VALUE		199,617
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012016	NEW DETATCHED GAR	103,760	10/25/2024
CO240009970	REPLACEMENT DW MA	0	08/28/2024
MH240006777	REPLACEMENT DW MA	0	06/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2662/501	7/31/2023	WD	Q	V	01	95,000

GRANTOR: HIGGINBOTHAM LORETTA
GRANTEE: WILLIAMS DAVID ALLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] S26 E72 N26 W72 $
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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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 06/03/2025 BY WW Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS