PT OF W1/2 OF NE1/4
IN OR 932/197
ESMTS OR 726/801 & OR 910/791

COBB DAISY L/E/HIGGINBOTHAM LORETTA L/E ET AL
4338 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0005-0030

NASSAU COUNTY PROPERTY

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 100
Interior Floo	08	SHT VINYL 100
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	05	Quality Level 05

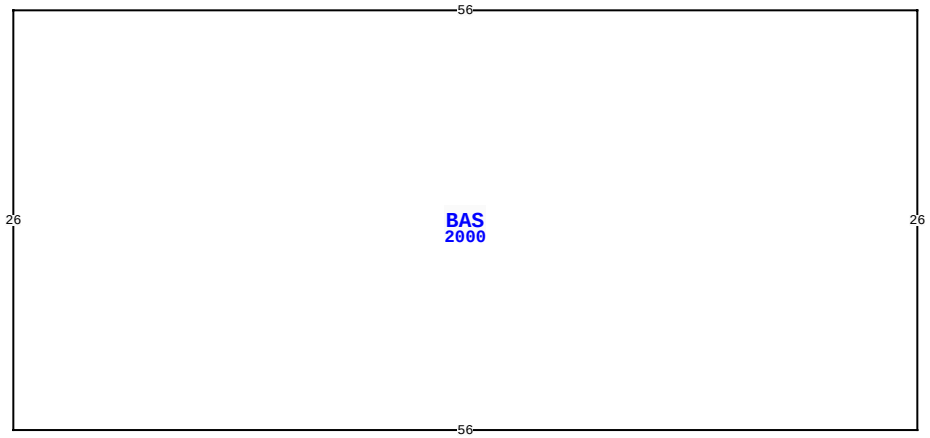
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2000	1,456	78,414
TOTALS	1,456			1,456	78,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	144.0000	122.40	178,214	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1456 HX Base Yr 2001



4338 WINDY LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,414
TOTAL MARKET OB/XF VALUE		160
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		126,274
SOH/AGL Deduction		76,350
ASSESSED VALUE		49,924
TOTAL EXEMPTION VALUE	HX HB DD	35,000
BASE TAXABLE VALUE		14,924
TOTAL JUST VALUE		126,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0932/0197	5/12/2000	WD	U	I	18	100
GRANTOR: COBB DAISY						
GRANTEE: SWANSON LORIE LYNN						
0931/1701	5/10/2000	WD	Q	I	06	100
GRANTOR: SWANSON LORIE LYNN						
GRANTEE: COBB DAISY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S26 E56 N26$.

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	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 08/29/2019 BY TWA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS