N'LY 385FT PT OF SW1/4 OF NE1/4
PT OF N1/2 OF SW/14 & PT OF NW1/
SE1/4 (EX 12-2 & 12-3)

LYNCH SANDRA LYNN FARMER
4193 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

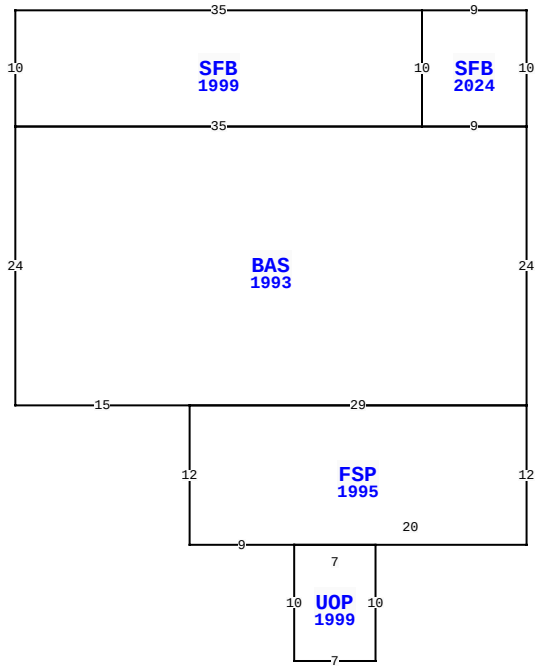
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	20,864
FSP	348	60	1995	209	4,130
SFB	350	80	1999	280	5,532
SFB	90	80	2024	72	1,423
UOP	70	25	1999	18	356
TOTALS	1,914			1,635	32,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,635	82.3200	65.86	107,681	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1408 HX Base Yr



4193 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	32,304
TOTAL MARKET OB/XF VALUE	8,316
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	130,620
SOH/AGL Deduction	0
ASSESSED VALUE	130,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,620
TOTAL JUST VALUE	130,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7691	MH MOVE-ON	22,000	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0764/0445	7/01/1996	WD	U	I	18	100
GRANTOR: HILL LOU ELLIS & JANE						
GRANTEE: LYNCH SANDRA LYNN F						
0705/1069	5/26/1994	WD	Q	I		63,000
GRANTOR: PASSARETTE PATRICIA						
GRANTEE: HILL LOU ELLIS & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 W35 S24 E15 E29 N24 $
SFB=[YR=1999;ORIG=-9,0] N10 W35 S10 E35 $
FSP=[YR=1995;ORIG=-29,24] S12 E9 E20 N12 W29 $
SFB=[YR=2024;ORIG=-9,-10] E9 S10 W9 N10 $
UOP=[YR=1999;ORIG=-20,36] S10 E7 N10 W7 $
.

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	0940	SHEDS/PORT	0	0	22	14	308.00	SF	30.00	30.00	100	2025	2021	3	90	8,316	

LAND DESCRIPTION

TOTAL OB/XF 8,316

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	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 07/16/2025 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS