PT SEC 23-2N-23E IN
OR 2529/971
ESMT OR 1808/1884

PLATT JUSTIN & KAITLIN
4405 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

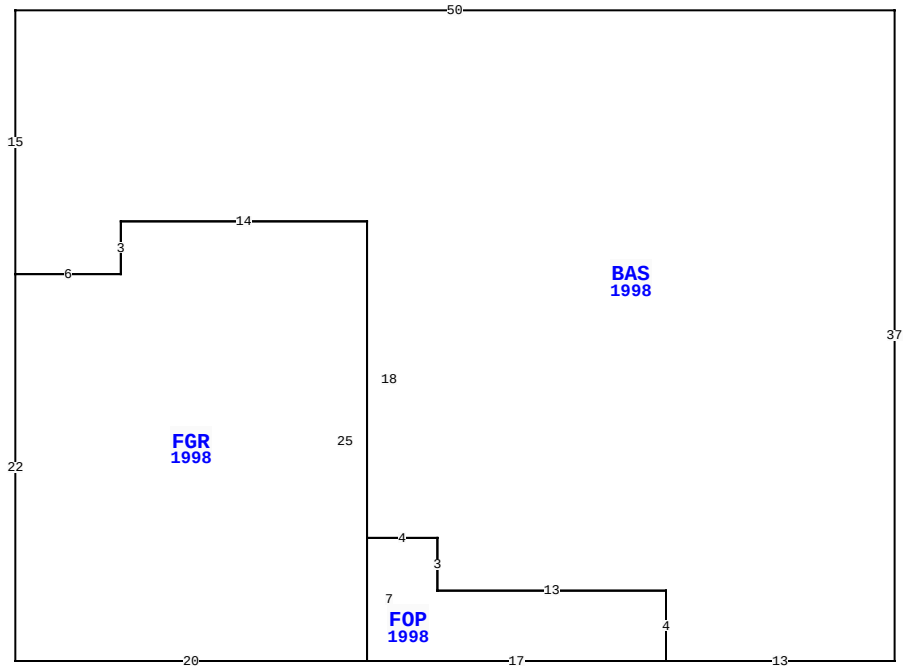
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,288	100	1998	1,288	153,307
FGR	482	55	1998	265	31,542
FOP	80	30	1998	24	2,857
TOTALS	1,850			1,577	187,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,577	112.0164	147.86	233,175	1998	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2022 Heated Area: 1288 HX Base Yr 2022



4405 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		209,472
TOTAL MARKET OB/XF VALUE		17,044
TOTAL LAND VALUE - MARKET		156,195
TOTAL MARKET VALUE		382,711
SOH/AGL Deduction		13,604
ASSESSED VALUE		369,107
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		313,385
TOTAL JUST VALUE		382,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000065	GARAGE	69,139	01/04/2023
19007519	REPAIR/RRF	5,491	07/15/2019
B98	NEW CONSTR	78,336	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0971	12/23/2021	WD	Q	I	01	420,000
GRANTOR: STANLEY PAUL						
GRANTEE: PLATT JUSTIN & KAIT						
0756/0058	4/04/1996	WD	Q	V		47,500
GRANTOR: PERRET DAIRY INC						
GRANTEE: STANLEY PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W50 S15 FGR=[YR=1998] S22 E20 FOP=[YR=1998] E17 N4 W13 N3 W4 S7$ N25 W14 S3 W6$ E6 N3 E14 S18 E4 S3 E13S4 E13 N37$.

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	0811	CONCRETE B	0	100	20	34	680.00	SF	5.20	5.20	100	1998	1998	3	73	2,581	
2	0811	CONCRETE B	0	100	20	10	200.00	SF	5.20	5.20	100	2004	2004	3	83	863	
3	0533	STBL CB FL	0	100	44	32	1,408.00	UT	30.00	30.00	100	1998	1998	3	25	10,560	
4	0680	POLE SHED	1	100	20	16	320.00	SF	10.00	10.00	100	2024	2022		95	3,040	

LAND DESCRIPTION

TOTAL OB/XF 17,044

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	8.01	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,195							

REVIEW DATE 06/27/2023 BY WWX Total Acres: 8.01 Total Land Value: 156,195 Market: 0 Agricultural: 0 Common: 156,195 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

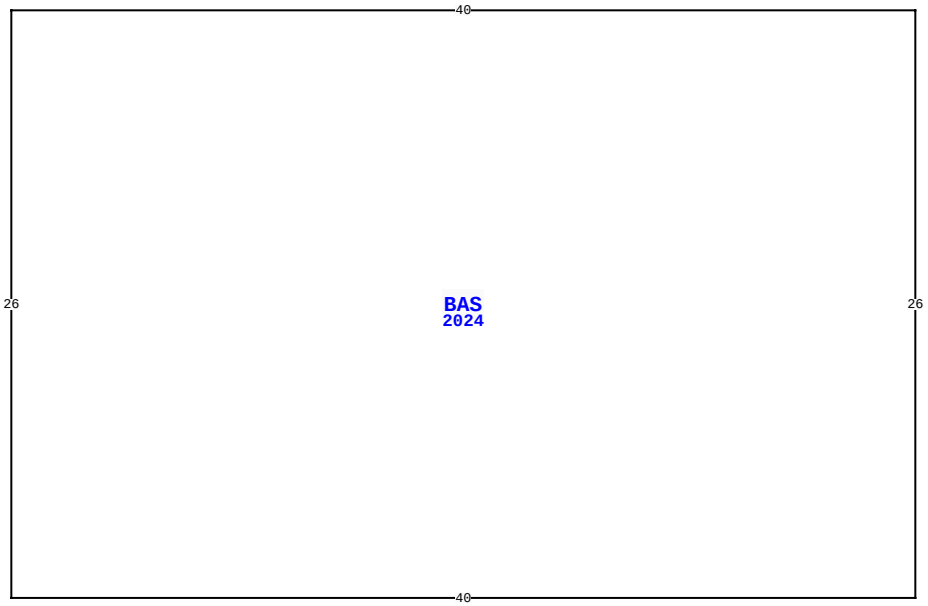
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2024	1,040	21,766
TOTALS	1,040			1,040	21,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1040 HX Base Yr 2022



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0756/0058	4/04/1996	WD	Q	V		47,500
GRANTOR: PERRET DAIRY INC						
GRANTEE: STANLEY PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,30] E40 N26 W40 S26 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/27/2023 BY WWX Total Acres: 8.01 Total Land Value: 156,195 Market: 0 Agricultural: 0 Common: 156,195 PRINTED 07/30/2025 BY SYS