PT OF NW1/4 OF SE1/4
BEING PARCEL 1 IN OR 2467/103
EX 12-6

DERAWAY SCARLETTE CAMILLE
4277 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0012-0020

BUILDING CHARACTERISTICS

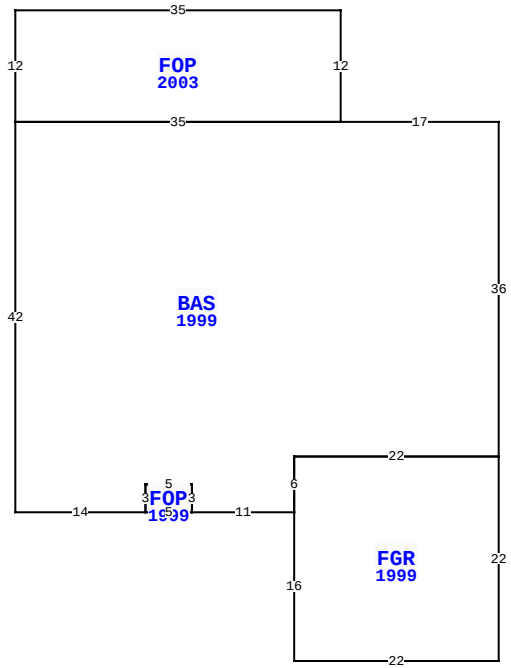
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,037	100	1999	2,037	221,089
FGR	484	55	1999	266	28,871
FOP	15	30	1999	4	434
FOP	420	30	2003	126	13,676
TOTALS	2,956			2,433	264,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	127.6891	127.69	310,670	1999	2004	0	0	0	15.00	85.00

2 SINGLE FAM – 100% - 2022 Heated Area: 2037 HX Base Yr 2022



4277 WINDY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,070
TOTAL MARKET OB/XF VALUE		34,664
TOTAL LAND VALUE - MARKET		170,235
TOTAL MARKET VALUE		468,969
SOH/AGL Deduction		76,478
ASSESSED VALUE		392,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,769
TOTAL JUST VALUE		468,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311876	XFOB	10,211	10/01/2003
B0311730	SWIM POOL	21,758	09/01/2003
B99	NEW CONSTR	100,000	01/03/1999
7842	MH MOVE-ON	31,000	06/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0103	6/01/2021	WD	Q	I	05	450,000
GRANTOR: HOLLIE DAISY ANNETTE						
GRANTEE: DERAWAY SCARLETTE C						
2010/1525	10/23/2015	WD	Q	I	02	247,500
GRANTOR: BEESON LEA J						
GRANTEE: HOLLIE DAISY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 FOP=[YR=2003] N12 W35 S12 E35 $ W35 S42 E14 FOP=[YR=1999] E5 N3 W5 S3 $ N3 E5 S3 E11 FGR=[YR=1999] S16 E22 N22 W22 S6 $ N6 E22 N36 $.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	1990	1990	3	20	4,200	
2	0681	POLE SHED	0	100	30	11	330.00	SF	15.00	15.00	100	1995	1995	3	20	990	
3	0681	POLE SHED	0	100	30	11	330.00	SF	15.00	15.00	100	1995	1995	3	20	990	
4	0810	CONCRETE A	0	100	0	0	803.00	SF	6.50	6.50	100	1999	1999	3	75	3,915	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
6	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2003	2003	3	29	6,508	
7	0845	KOOL DECK	0	100	0	0	361.00	SF	7.25	7.25	100	2003	2003	3	82	2,146	
8	0910	SCRN RM L	0	100	35	24	840.00	SF	15.00	15.00	100	2003	2003	3	20	2,520	
9	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	2005	2005	3	36	720	
10	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2019	2019	3	82	9,840	

TOTAL OB/XF 34,664

LAND DESCRIPTION

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	8.73	AC		1.00	1.00	1.00	19,500.00	19,500.00	170,235							

REVIEW DATE 08/20/2021 BY TWA Total Acres: 8.73 Total Land Value: 170,235 Market: 0 Agricultural: 0 Common: 170,235 PRINTED 07/30/2025 BY SYS