PT OF NW1/4 OF SE1/4
IN OR 2738/412
ESMT OR 1808/1886

HIGGINBOTHAM DAVID BRENNAN
4415 WINDY LN
HILLIARD, FL 32046

2025

23-2N-23-0000-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

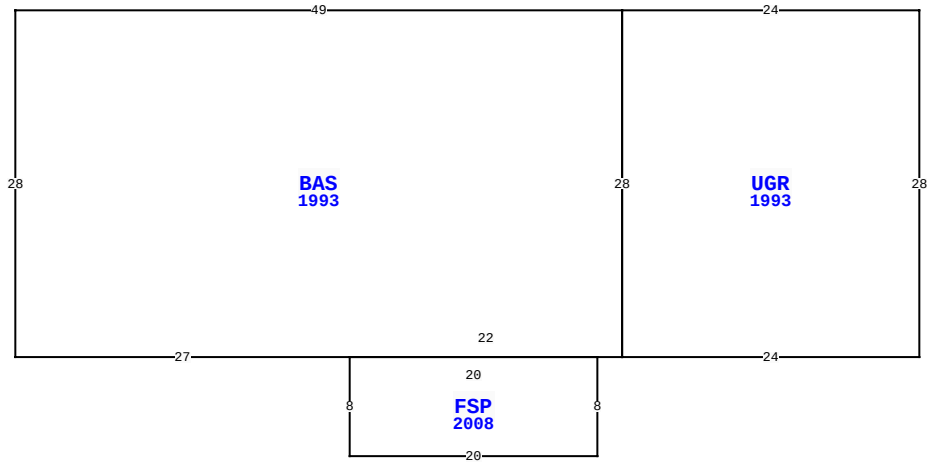
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1993	1,372	100,279
FSP	160	40	2008	64	4,678
UGR	672	45	1993	302	22,073
TOTALS	2,204			1,738	127,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	106.7000	106.70	185,445	1966	1966	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1372 HX Base Yr 2025



4415 WINDY LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,030
TOTAL MARKET OB/XF VALUE		6,874
TOTAL LAND VALUE - MARKET		67,050
TOTAL MARKET VALUE		200,954
SOH/AGL Deduction		0
ASSESSED VALUE		200,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,232
TOTAL JUST VALUE		200,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21913	REMODEL	1,000	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/412	9/05/2024	WD	Q	I	01	220,000
GRANTOR: SPITTLER ROBERT E &						
GRANTEE: HIGGINBOTHAM DAVID						
2609/0357	2/07/2022	QC	U	I	11	100
GRANTOR: SPITTLER ROBERT E &						
GRANTEE: SPITTLER ROBERT & L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W49 S28 E27 FSP=[YR=2008] S8E20 N8 W20$ E22 N28$ S28 E24 N28$.

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	0680	POLE SHED	0	100	18	42	756.00	SF	7.50	7.50	100	1999	1999	3	26	1,474	
4	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2024	2021		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 6,874

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	1.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,050							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 1.49 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 07/30/2025 BY SYS