N'LY 830 FT (EX N'LY 385FT)
PT OF SW/14 OF NE1/4 & PT OF N1/
SW1/4 & PT OF NW1/4 OF SE1/4

LYNCH SANDRA LYNN FARMER
4193 WINDY LANE
HILLIARD, FL 32046

2025

23-2N-23-0000-0012-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	02	Quality Level 02

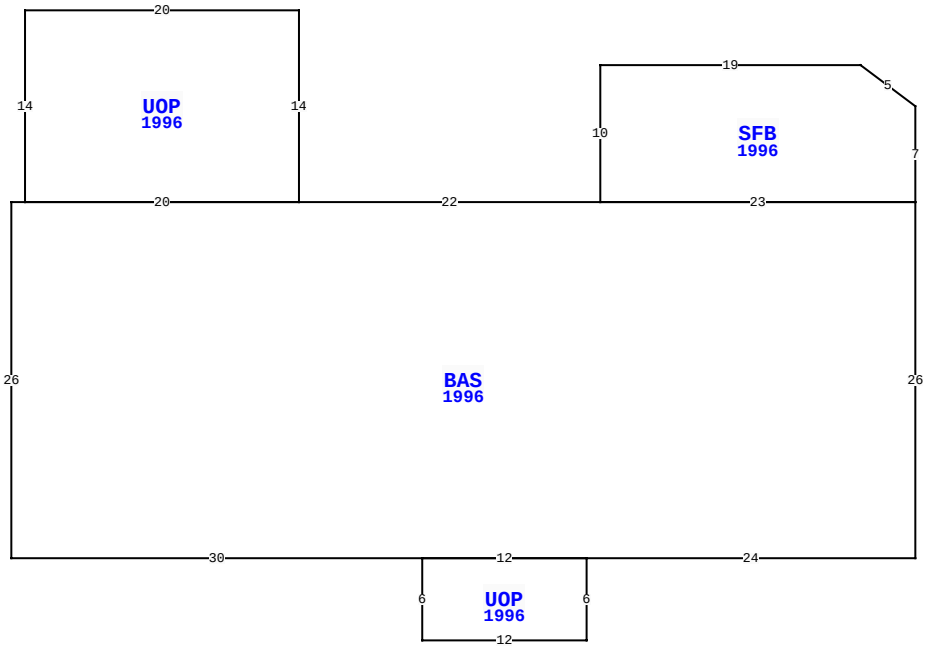
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1996	1,716	35,285
SFB	224	80	1996	179	3,681
UOP	72	25	1996	18	370
UOP	280	25	1996	70	1,439
TOTALS	2,292			1,983	40,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,983	80.6400	68.54	135,915	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 1895 HX Base Yr



4197 WINDY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,774
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,800
TOTAL MARKET VALUE	147,574
SOH/AGL Deduction	0
ASSESSED VALUE	147,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,574
TOTAL JUST VALUE	147,574
NCON VALUE	40,774
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=40,10] S26 E30 E12 E24 N26 W23 W22 W20 W1 $
UOP=[YR=1996;ORIG=41,10] E20 N14 W20 S14 $
UOP=[YR=1996;ORIG=70,36] E12 S6 W12 N6 $
SFB=[YR=1996;ORIG=106,10] W23 N10 E19 D3R4 S7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.56	AC		1.00	1.00	1.00	30,000.00	30,000.00	106,800							

REVIEW DATE 07/16/2025 BY WW Total Acres: 3.56 Total Land Value: 106,800 Market: 0 Agricultural: 0 Common: 106,800 PRINTED 07/30/2025 BY SYS