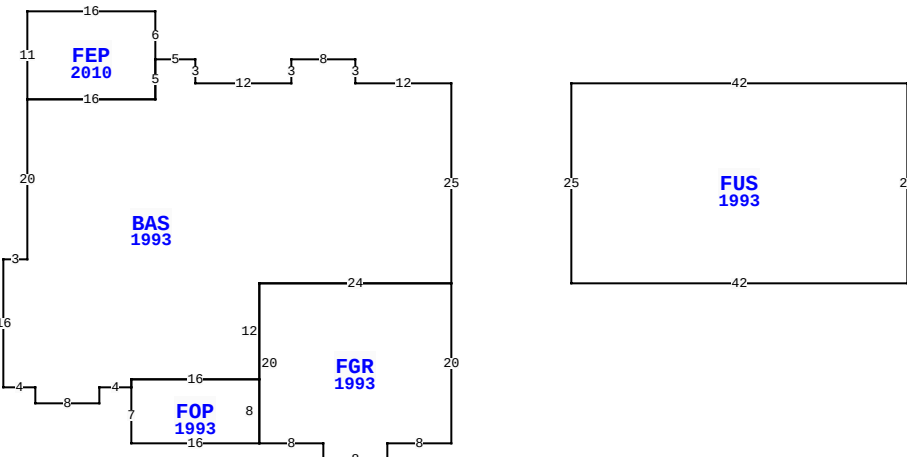


ETHRIDGE MICHAEL A & CHRISTINA
3732 WINDMERE LN
HILLIARD, FL 32046

37-4N-24-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				VALUATION SUMMARY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 80								0500	01	3,259	96.1400	151.90	495,042	1987	2005		0	0	13.30	86.70																	
Exterior Wall	16	WD FR STUC 20								1 SFR CUST - 100% - 2019										Heated Area: 2807										HX Base Yr 2019									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	12	HARDWOOD 60																																					
Interior Floor	14	CARPET 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		5 100																																					
Bathrooms		2.5 100																																					
Frame Stories Units	02	WOOD FRAME 100 2. 100 0 100																																					
BUD8 Adjustme Occupancy	04	DIST 01 100 00 NONE 100																																					
Quality		02 Quality Level 02																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM						MKT AREA				09																													
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,757	100	1993	1,757	231,392																																		
FEP	176	80	2010	141	18,569																																		
FGR	496	55	1993	273	35,954																																		
FOP	128	30	1993	38	5,004																																		
FUS	1,050	100	1993	1,050	138,282																																		
TOTALS		3,607				3,259		429,201												BLD DATE				LGL DATE				05/09/2025		MLU									
XF DATE																				LAND DATE																			
INC DATE																				AG DATE																			
EXTRA FEATURES										3732 WINDMERE LN, HILLIARD																													
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																						
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																							
2	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100	1987	1987	3	49.5	569																							
3	0803	ASPHALT C	0	100	0	0	6,315.00	SF	2.00	2.00	100	1987	1987	3	50	6,315																							
4	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,956																							
5	0510	GARAGE WD-	0	100	20	30	600.00	SF	70.00	70.00	100	1987	1987	3	20	8,400																							
6	1242	WD DECK A	0	100	0	0	464.00	SF	10.00	10.00	100	1989	1989	3	20	928																							
7	0462	ST/AL FNC	0	100	429	6	2,574.00	SF	10.00	10.00	100	2020	2020	3	90	23,166																							
8	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	86	3,010																							
9	0350	CARPORT WD	0	100	50	30	1,500.00	SF	13.00	13.00	100	2019	2019	3	82	15,990																							
10	0861	POOL GUNIT	1	100	0	0	320.00	SF	85.00	85.00	100	2023	2022		95	25,840																							
LAND DESCRIPTION							TOTAL OB/XF													88,274																			
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															
1	000100	C	RES	100	0006	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,900																						
																				</																			

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY		STANDARD							
																				Tax Group: 4		Tax Dist:							
																				BUILDING MARKET VALUE		429,201							
																				TOTAL MARKET OB/XF VALUE		108,074							
																				TOTAL LAND VALUE - MARKET		120,900							
																				TOTAL MARKET VALUE		658,175							
																				SOH/AGL Deduction		223,987							
																				ASSESSED VALUE		434,188							
																				TOTAL EXEMPTION VALUE		HX HB		50,722					
																				BASE TAXABLE VALUE		383,466							
																				TOTAL JUST VALUE		658,175							
																				NCON VALUE		0							
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE		572,049							
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM							MKT AREA		09																				
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								