PT OF SEC 23-2N-23E
IN OR 2494/1256 & OR 2835/1822
(EX PT IN OR 2707/1881 AS CORREC

GIFFORD ANDREW D & TERESA M
4151 WINDY LANE
HILLIARD, FL 32046-5562

2026

23-2N-23-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

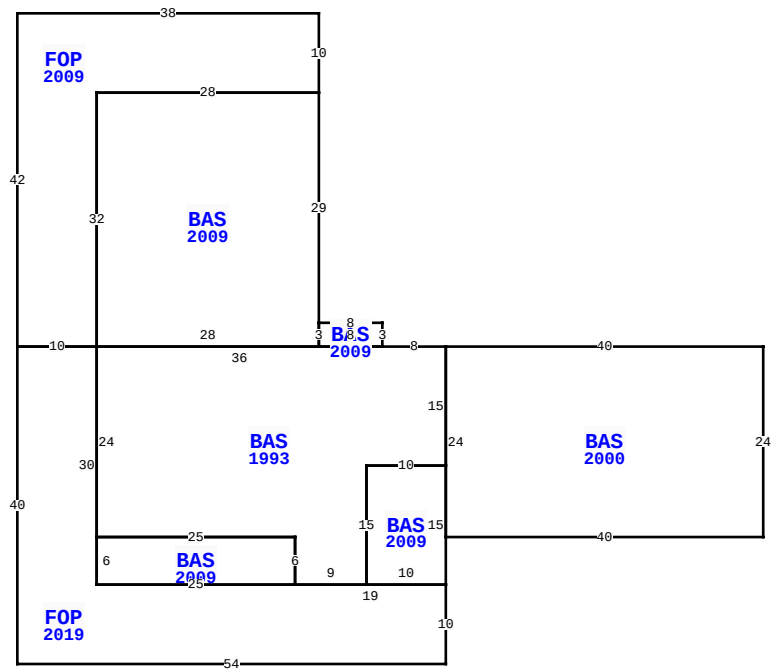
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
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	1,020	100	1993	1,020	87,854
BAS	960	100	2000	960	82,686
BAS	24	100	2009	24	2,067
BAS	150	100	2009	150	12,920
BAS	150	100	2009	150	12,920
BAS	896	100	2009	896	77,174
FOP	700	30	2009	210	18,088
FOP	840	30	2019	252	21,705
TOTALS	4,740			3,662	315,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,662	81.0000	112.59	412,305	1960	1960	0	0	0	23.50	76.50

1 SNGL FAM 100% - 2022 Heated Area: 3200 HX Base Yr 2022



4151 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,413
TOTAL MARKET OB/XF VALUE		66,617
TOTAL LAND VALUE - MARKET		377,468
TOTAL MARKET VALUE		427,027
SOH/AGL Deduction		47,932
ASSESSED VALUE		379,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		327,684
TOTAL JUST VALUE		759,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		863,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22859	ADDITION	95,308	09/01/2009
R12085	REPAIR/RRF	3,000	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1822	9/12/2025	QC	U	I	11	100
GRANTOR: VILLAREAL TONY & MARC						
GRANTEE: GIFFORD ANDREW D &						
2494/1256	8/31/2021	WD	Q	I	05	490,000
GRANTOR: VILLAREAL ANTHONY D &						
GRANTEE: GIFFORD ANDREW D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 BAS=[YR=1993] W8 BAS=[YR=2009] N3 W8 BAS=[YR=2009] N29 FOP=[YR=2009] N10 W38 S42 FOP=[YR=2019] S40 E54 N10 BAS=[YR=2009] N15 W10 S15 E10$ W19 BAS=[YR=2009] N6 W25 S6 E25$ W25 N30 W10$ E10 N32 E28$ W28 S32 E28 N3$ S3 E8$ W36 S24 E25 S6 E9 N15 E10 N15$ S24 E40 N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400	
2	0530	STBL WD	0	100	36	24	864.00	SF	30.00	30.00	100	2002	2002	3	28	7,258	
3	0350	CARPORT WD	0	100	31	15	465.00	SF	13.00	13.00	100	2002	2002	3	20	1,209	
4	0680	POLE SHED	0	100	31	15	465.00	SF	10.00	10.00	100	2002	2002	3	28	1,302	
5	0681	POLE SHED	0	100	0	0	840.00	SF	15.00	15.00	100	2009	2009	3	48	6,048	
6	0680	POLE SHED	0	100	80	70	5,600.00	SF	10.00	10.00	100	2022	2021		90	50,400	

LAND DESCRIPTION

TOTAL OB/XF 66,617

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	35,620							
2	006100	A	PASTURE 2	0		OR	0.00	0.00	23.49	AC		1.00	1.00	1.00	355.00	355.00	8,339							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.81	AC		1.00	1.00	1.00	370.00	370.00	1,038							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	341,848							

REVIEW DATE 01/30/2026 BY WWA Total Acres: 29.04 Total Land Value: 44,997 Market: 341,848 Agricultural: 9,377 Common: 35,620 PRINTED 07/09/2026 BY SYS