PT S1/2 OF NW1/4, PT N1/2 OF SW1
PT OF SW1/4 OF NE1/4
SEC 23-2N-23E IN OR 2728/1726

GIFFORD AUSTIN & JENNIFER KATHLEEN
4185 WINDY LANE
HILLIARD, FL 32046

2026

23-2N-23-0000-0003-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	14	CARPET 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
Quality	04	Quality Level 04

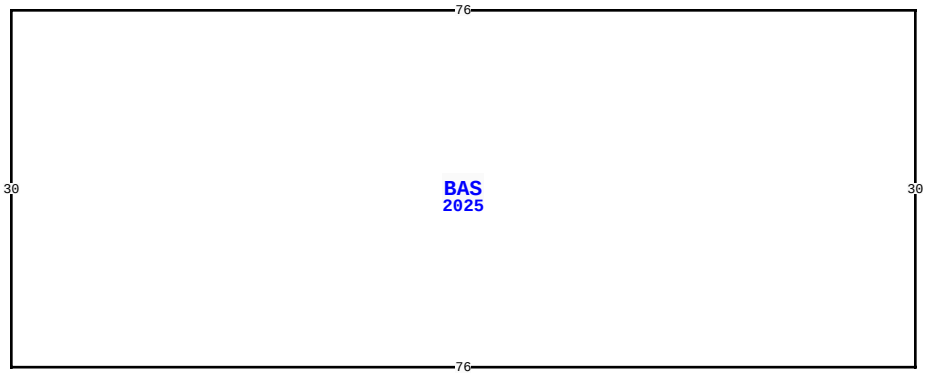
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	273,957
TOTALS	2,280			2,280	273,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	134.8600	121.37	276,724	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2280 HX Base Yr 2026



4185 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		273,957
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,400
TOTAL MARKET VALUE		334,357
SOH/AGL Deduction		0
ASSESSED VALUE		334,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,946
TOTAL JUST VALUE		334,357
NCON VALUE		273,957
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240000127	CO ISSUED		02/06/2025
MH240009488	RES NEW MH DOUBLE	0	08/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1726	7/25/2024	WD	U	V	11	100
GRANTOR: GIFFORD ANDREW D & TE						
GRANTEE: GIFFORD AUSTIN CHAS						
2711/198	4/03/2024	MS	U	V	11	0
GRANTOR: GIFFORD ANDREW D & TE						
GRANTEE: GIFFORD AUSTIN & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] S30 E76 N30 W76 $
.

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	100		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	40,000.00	40,000.00	60,400							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.51 Total Land Value: 60,400 Market: 0 Agricultural: 0 Common: 60,400 PRINTED 07/09/2026 BY SYS