

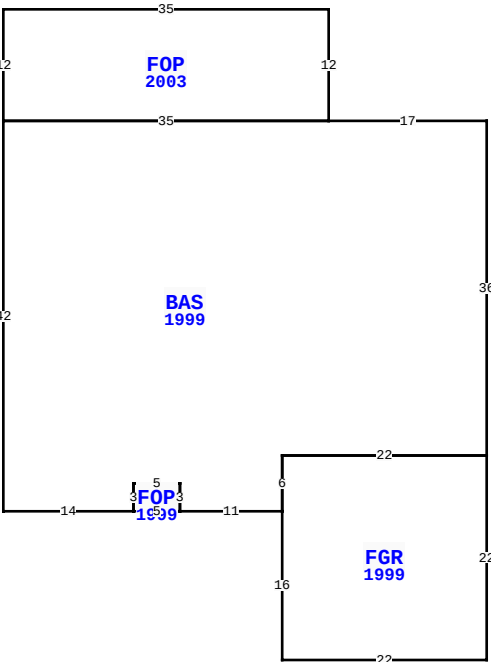
PT OF NW1/4 OF SE1/4
BEING PARCEL 1 IN OR 2467/103
EX 12-6

DERAWAY SCARLETTE CAMILLE
4277 WINDY LANE
HILLIARD, FL 32046

2026

23-2N-23-0000-0012-0020



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																										
Exterior Wall		20	FACE BRICK 100		0900	01	2,433	99.9306	138.90	337,944	1999	1999		0		0	19.50	80.50	VALUATION BY STANDARD																									
Roof Structur		03	GABLE/HIP 100		2 SNGL FAM 100% - 2022										Heated Area: 2037										Tax Group: 6 Tax Dist:																			
Roof Cover		12	MODULAR MT 100												HX Base Yr 2022										BUILDING MARKET VALUE 272,045																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE 64,000																													
Interior Floo		13	LVT/LAMNT 70												TOTAL LAND VALUE - MARKET 165,870																													
Interior Floo		11	CLAY TILE 30												TOTAL MARKET VALUE 501,915																													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction 98,827																													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE 403,088																													
Bedrooms			4 100												TOTAL EXEMPTION VALUE HX HB 51,411																													
Bathrooms			2 100												BASE TAXABLE VALUE 351,677																													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE 501,915																													
Stories			1. 1. 100												NCON VALUE 0																													
Units			0 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE 468,969																																							
Quality		01	Quality Level 01																																									
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	2,037	100	1999	2,037	227,766																																							
FGR	484	55	1999	266	29,742																																							
FOP	15	30	1999	4	448																																							
FOP	420	30	2003	126	14,088																																							
TOTALS		2,956			2,433	272,045																																						
EXTRA FEATURES					4277 WINDY LN, HILLIARD															BLD DATE					LGL DATE					05/08/2026					MLU									
																				XF DATE					LAND DATE																			
																				INC DATE					AG DATE																			
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	0510	GARAGE WD-		0	100	30	20	600.00		SF	35.00		35.00		100	1990	1990	3	20	4,200																								
2	0681	POLE SHED		0	100	30	11	330.00		SF	15.00		15.00		100	1995	1995	3	20	990																								
3	0681	POLE SHED		0	100	30	11	330.00		SF	15.00		15.00		100	1995	1995	3	20	990																								
5	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	1999	1999	3	80	2,800																								
6	0860	POOL/SPA		0	100	0	0	1.00		UT	50,000.00		50,000.00		100	2003	2003	04	85	42,500																								
8	0910	SCRN RM L		0	100	35	24	840.00		SF	15.00		15.00		100	2003	2003	3	20	2,520																								
9	0751	UOP		0	100	10	20	200.00		SF	10.00		10.00		100	2005	2005	3	32	640																								
10	0351	CARPORT MT		0	100	40	30	1,200.00		SF	10.00		10.00		100	2019	2019	3	78	9,360																								
LAND DESCRIPTION																									TOTAL OB/XF										64,000									
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	0005	OR	0.00	0.00	8.73		AC		1.00	1.00	1.00	19,000.00		19,000.00		165,870																							
								</																																				