IN OR 2262/983

HOWARD LACEY RACHEL LEE/HOWARD JAMES JESSE TURNER
4443 WINDY LANE
HILLIARD, FL 32046

2026

23-2N-23-0000-0012-0050

BUILDING CHARACTERISTICS

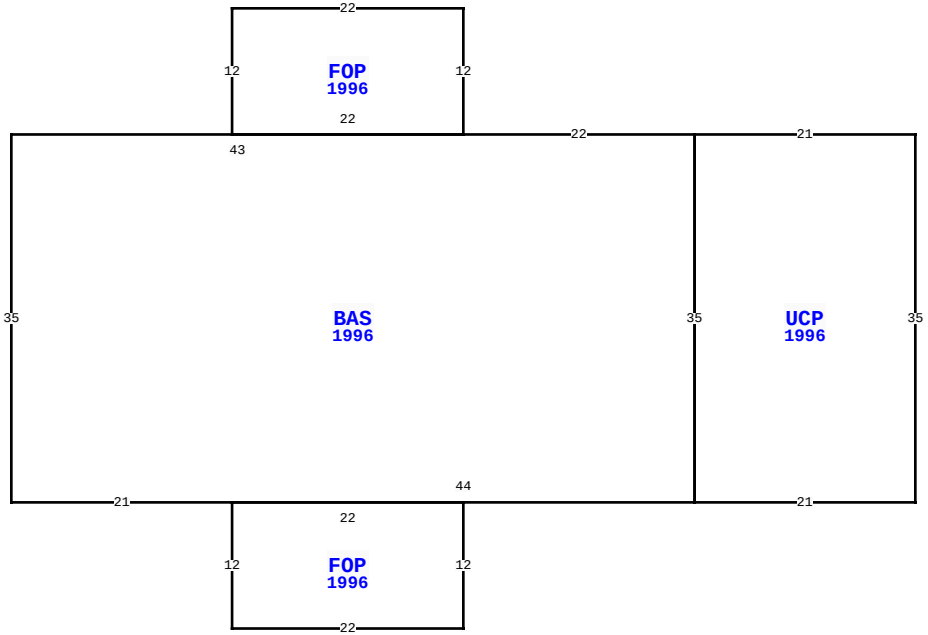
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	2,275	100	1996	2,275	273,366
FOP	264	30	1996	79	9,493
FOP	264	30	1996	79	9,493
UCP	735	20	1996	147	17,663
TOTALS	3,538			2,580	310,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,580	110.4768	153.56	396,185	1996	1996	0	0	0	21.75	78.25

1 SNGL FAM 100% - 2023 Heated Area: 2275 HX Base Yr 2023



4443 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

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	0200	BARN WD 0-	0	0	24	52	1,248.00	SF	20.00	20.00	100	1970	1970	3	20	4,992	
2	0351	CARPORT MT	0	0	30	36	1,080.00	SF	10.00	10.00	100	1975	1975	3	20	2,160	
3	0511	GARAGE CB-	0	100	0	0	1,088.00	SF	40.00	40.00	100	1980	1980	3	29	12,621	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	310,015
TOTAL MARKET OB/XF VALUE	22,433
TOTAL LAND VALUE - MARKET	214,500
TOTAL MARKET VALUE	359,802
SOH/AGL Deduction	2,624
ASSESSED VALUE	357,178
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	305,767
TOTAL JUST VALUE	546,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	608,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006651	REPAIR/RRF	17,423	06/21/2019
B951883	NEW CONSTR	90,440	05/01/1995
93045	MH MOVE-ON	2,000	06/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0983	3/18/2019	TD	U	I	11	100
GRANTOR: HOWARD JAMES W LIVING						
GRANTEE: HOWARD LACEY RACHEL						
2256/1319	2/15/2019	TD	U	I	11	100
GRANTOR: HOWARD JAMES W LIVING						
GRANTEE: HOWARD LACEY RACHEL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W21 BAS=[YR=1996] W22 FOP=[YR=1996] N12 W22 S12 E22$ W43 S35 E21 FOP=[YR=1996] S12 E22 N12 W22$ E44 N35$ S35 E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 22,433

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	1.70	AC		1.00	1.00	1.00	13,000.00	13,000.00	22,100							
2	006100	A	PASTURE 2	0	0005	OR	0.00	0.00	14.80	AC		1.00	1.00	1.00	355.00	355.00	5,254							
3	009910	M	MARKET VALUE	0	0005	OR	0.00	0.00	14.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	192,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 16.50 Total Land Value: 27,354 Market: 192,400 Agricultural: 5,254 Common: 22,100 PRINTED 07/09/2026 BY SYS