LOT 54
SOUTHERN PINES OR 2476/315

BROWN JOHN C
36552 SHORTLEAF AVE
HILLIARD, FL 32046

2023

23-3N-24-3300-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

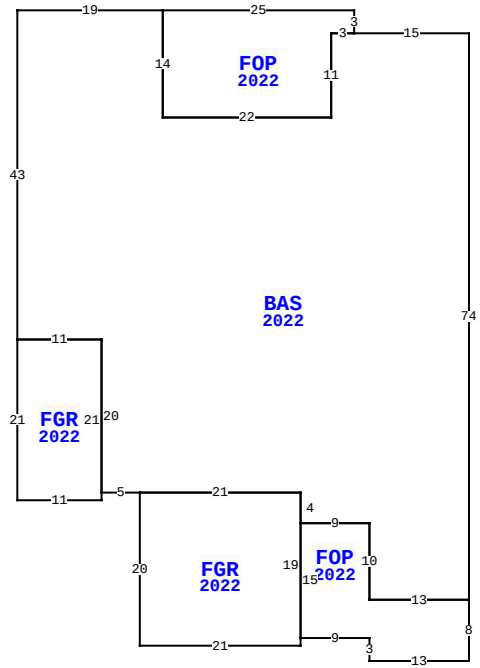
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	3,353	421,036
FGR	231	55	127	15,947
FGR	420	55	231	29,007
FOP	239	30	72	9,041
FOP	317	30	95	11,929
TOTALS	4,560		3,878	486,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,878	105.7455	125.57	486,960	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 3353 HX Base Yr



36552 SHORTLEAF AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	486,960
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	556,860
SOH/AGL Deduction	0
ASSESSED VALUE	556,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,860
TOTAL JUST VALUE	556,860
NCON VALUE	496,860
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005383	CO ISSUED	0	04/07/2022
21011248	NEW CONSTR	483,860	08/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0620	4/19/2022	SW	Q	I	01	632,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BROWN JOHN C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N3 W25 S14 E22 N11 E3$ W3 S11 W22 N14 W19 S43 FGR=[YR=2022] S21 E11 N21 W11$ E11 S20 E5 FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E9 S3 E13 N8 W13 N10 W9 S15$ N19 W21$ E21 S4 E9 S10 E13 N74$.

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	0812	CONCRETE C	0	0	0	0	1,850.00	SF	4.00	4.00	100	2022	2022	3	100	7,400	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/02/2022 BY TWWW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS