



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	217,724
FGR	462	55	254	30,023
FOP	42	30	13	1,537
FOP	128	30	38	4,492
TOTALS	2,474		2,147	253,775

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	0	605.00	SF	5.20	5.20	100	2024	2023	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,147	124.4208	118.20	253,775	2023	2023	0	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 1842 HX Base Yr														

37115 WARDIER LN, HILLIARD				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
605.00	SF	5.20	5.20	100	2024	2023		100	3,146	

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 3
VALUATION BY														STANDARD
Tax Group: 3														Tax Dist:
BUILDING MARKET VALUE														253,775
TOTAL MARKET OB/XF VALUE														3,146
TOTAL LAND VALUE - MARKET														35,000
TOTAL MARKET VALUE														291,921
SOH/AGL Deduction														0
ASSESSED VALUE														291,921
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														291,921
TOTAL JUST VALUE														291,921
NCON VALUE														256,921
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														13,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230217	C0 ISSUED		12/23/2023
20230217	NEW SFR		08/14/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2698/57	3/04/2024	SW	Q	I	01	348,900			
GRANTOR: LGI HOMES-FLORIDA LLC									
GRANTEE: MCKINLEY DERROL & S									
2643/653	5/24/2023	QC	U	V	11	100			
GRANTOR: WHISPER RIDGE HOMEOWN									
GRANTEE: LGI HOMES FLORIDA L									

BUILDING NOTES														
BAS=[YR=2024;ORIG=120,0] W16 N8 W24 S40 E11 S2 E6 U2R2 E6 S3 W2 D2L2 S9 E6 S7 S1 E13 N54 \$														
FOP=[YR=2024;ORIG=104,-8] E16 S8 W16 N8 \$														
FOP=[YR=2024;ORIG=101,46] E6 S7 W6 N7 \$														
FGR=[YR=2024;ORIG=80,32] E11 S2 E6 U2R2 E6 S3 W2 D2L2 S9 S7 S1 W21 N22 \$														
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TOTAL OB/XF														
3,146														