LOT 44
WHISPER RIDGE OR 2626/1421

LGI HOMES-FLORIDA LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS, TX 77380

2024

04-3N-24-2121-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

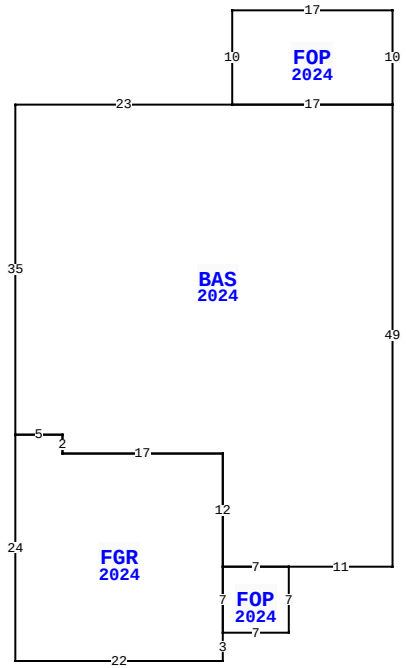
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,686	100	1,686	199,285
FGR	494	55	272	32,150
FOP	49	30	15	1,773
FOP	170	30	51	6,028
TOTALS	2,399		2,024	239,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	124.4208	118.20	239,237	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1686 HX Base Yr



37474 WHISPER WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	239,237
TOTAL MARKET OB/XF VALUE	3,151
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	277,388
SOH/AGL Deduction	0
ASSESSED VALUE	277,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,388
TOTAL JUST VALUE	277,388
NCON VALUE	242,388
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230120	CO ISSUED		10/27/2023
20230120	NEW SFR		06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/653	5/24/2023	QC	U	V	11	100
GRANTOR: WHISPER RIDGE HOMEOWN						
GRANTEE: LGI HOMES FLORIDA L						
2633/476	4/24/2023	QC	U	V	11	100
GRANTOR: LGI HOMES FLORIDA LLC						
GRANTEE: WHISPER RIDGE HOMEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W17 W23 S35 E5 S2 E17 S12 E7 E11 N49 $
FGR=[YR=2024;ORIG=60,45] E5 S2 E17 S12 S7 S3 W22 N24 $
FOP=[YR=2024;ORIG=82,59] E7 S7 W7 N7 $
FOP=[YR=2024;ORIG=83,0] E17 S10 W17 N10 $
.

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	0811	CONCRETE B	0	0	0	0	606.00	SF	5.20	5.20	100	2024	2023		100	3,151	

LAND DESCRIPTION

TOTAL OB/XF 3,151

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2023 BY DC Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS