LOT 45
WHISPER RIDGE OR 2626/1421

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

2024

04-3N-24-2121-0045-0000

BUILDING CHARACTERISTICS

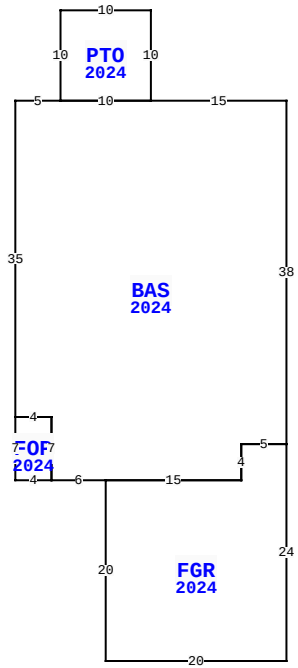
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,212	100	1,212	153,160
FGR	420	55	231	29,191
FOP	28	30	8	1,011
PTO	100	5	5	632
TOTALS	1,760		1,456	183,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	133.0182	126.37	183,995	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1212 HX Base Yr



37466 WHISPER WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,995
TOTAL MARKET OB/XF VALUE	3,380
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	222,375
SOH/AGL Deduction	0
ASSESSED VALUE	222,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,375
TOTAL JUST VALUE	222,375
NCON VALUE	187,375
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230188	CO ISSUED		10/27/2023
20230121	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=120,0] W15 W10 W5 S35 E4 S7 E6 E15 N4 E5 N38 $
FGR=[YR=2024;ORIG=120,38] W5 S4 W15 S20 E20 N24 $
FOP=[YR=2024;ORIG=90,35] E4 S7 W4 N7 $
PTO=[YR=2024;ORIG=95,-10] E10 S10 W10 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	650.00	SF	5.20	5.20	100	2024	2023		100	3,380	

LAND DESCRIPTION

TOTAL OB/XF 3,380

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