

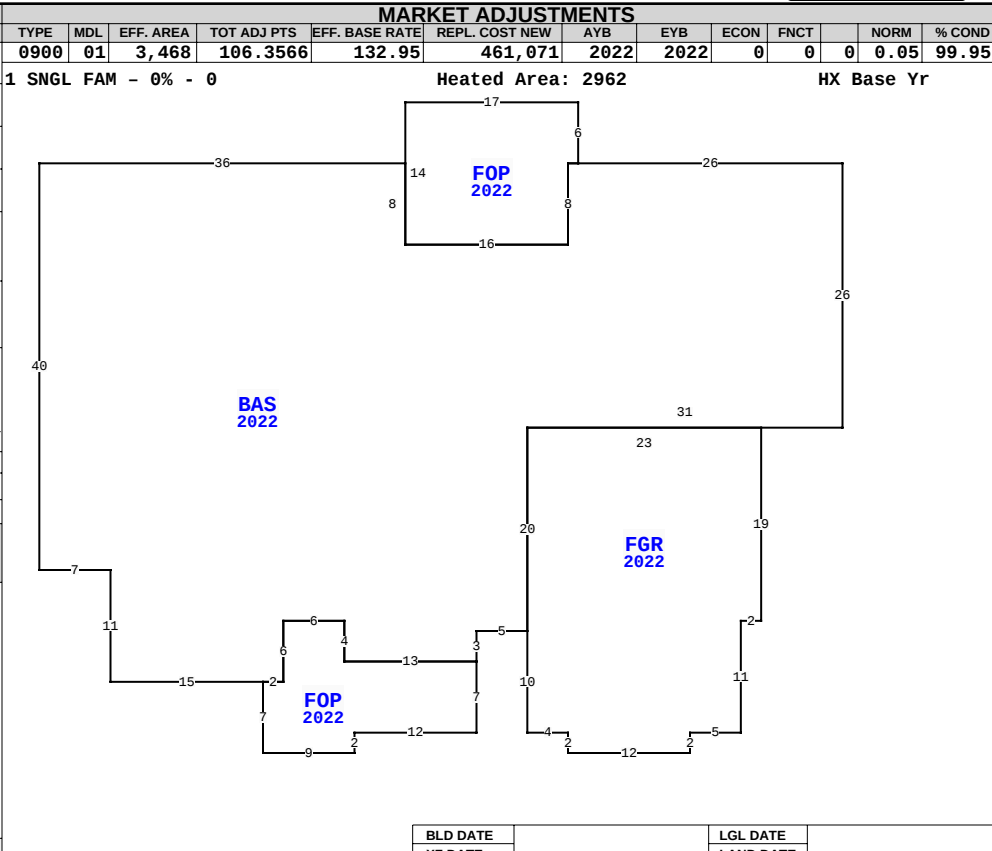


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,962	100	2,962	393,601
FGR	692	55	381	50,629
FOP	185	30	56	7,441
FOP	230	30	69	9,169
TOTALS	4,069		3,468	460,840

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,988.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	



36445 SHORTLEAF AVE, HILLIARD											
TOTAL OB/XF 10,377											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
460,840											
TOTAL MARKET OB/XF VALUE											
10,377											
TOTAL LAND VALUE - MARKET											
60,000											
TOTAL MARKET VALUE											
531,217											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
531,217											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
531,217											
TOTAL JUST VALUE											
531,217											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
509,258											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003234	CO ISSUED	0	11/30/2022
22007343	NEW CONSTR	490,327	05/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/1655	4/26/2024	SW	Q	I	01	634,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MACK BILL & STACY						

GRANTOR: LGI HOMES-FLORIDA LLC											
GRANTEE: MACK BILL & STACY											

BUILDING DIMENSIONS											
BAS=[YR=2022] W26 FOP=[YR=2022] N6 W17 S14 E16 N8 E1\$ W1 S8 W16 N8 W36 S40 E7 S11 E15 FOP=[YR=2022] S7 E9 N2 E12 N7 W13 N4 W6 S6 W2\$ E2 N6 E6 S4 E13 N3 E5 FGR=[YR=2022] S10 E4 S2 E12 N2 E5 N11 E2 N19 W23 S20\$ N20 E31 N26\$.											