LOT 43
SOUTHERN PINES OR 2476/315

**COLE CHRISTOPHER JOSEPH JR**
36453 SHORTLEAF AVE
HILLIARD, FL 32046

**2024**

**23-3N-24-3300-0043-0000**

## BUILDING CHARACTERISTICS

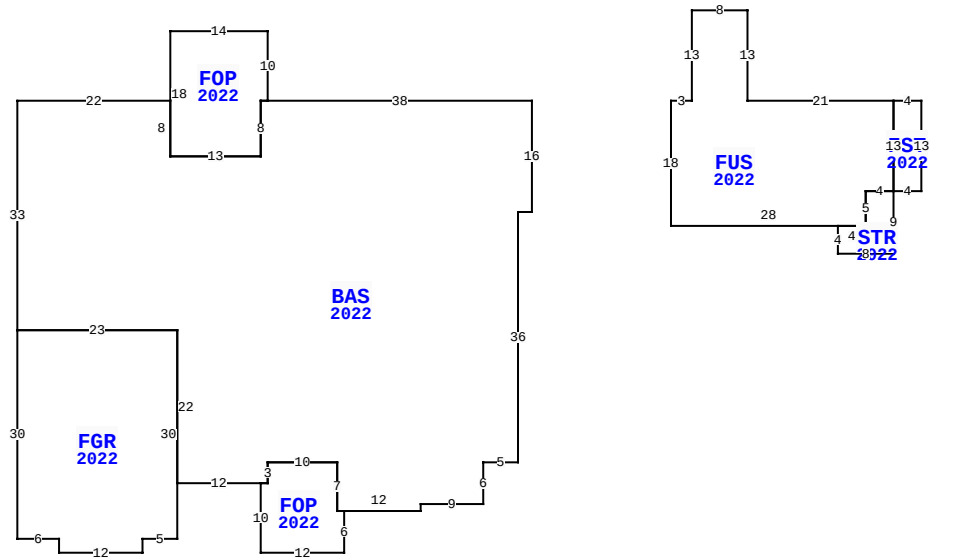
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 3,412 | 100 | 3,412 | 424,419 |
| FGR | 714 | 55 | 393 | 48,885 |
| FOP | 146 | 30 | 44 | 5,473 |
| FOP | 244 | 30 | 73 | 9,080 |
| FST | 52 | 55 | 29 | 3,607 |
| FUS | 660 | 100 | 660 | 82,097 |
| STR | 52 | 10 | 5 | 622 |
| TOTALS | 5,280 | | 4,616 | 574,184 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,616 | 99.5106 | 124.39 | 574,184 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 4072 HX Base Yr 2024




36453 SHORTLEAF AVE, 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: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 574,184 |
| TOTAL MARKET OB/XF VALUE | | 10,281 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 644,465 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 644,465 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 594,465 |
| TOTAL JUST VALUE | | 644,465 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 615,829 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22018025 | CO ISSUED | 0 | 12/08/2022 |
| 22007341 | NEW CONSTR | 657,734 | 05/11/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2654/431 | 6/30/2023 | SW | Q | I | 01 | 702,000 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: COLE CHRISTOPHER JO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W38 FOP=[YR=2022] N10 W14 S18 E13 N8 E1$ W1 S8 W13 N8 W22 S33 FGR=[YR=2022] S30 E6 S2 E12 N2 E5 N30 W23$ E23 S22 E12 FOP=[YR=2022] S10 E12 N6 W1 N7 W10 S3 W1$ E1 N3 E10 S7 E12 N1 E9 N6 E5 N36 E2 N16$ PTR=E20 FUS=[YR=2022] E3 N13 E8 S13 E21 FST=[YR=2022] E4 S13 W4 N13$ S13 STR=[YR=2022] S9 W8 N4 E4 N5 E4$ W4 S5 W28 N18$ W20$.

## 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 | 100 | 0 | 0 | 1,964.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 7,856 | |
| 2 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2022 | 2022 | 3 | 97 | 2,425 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,281

| 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 | 000134 | C | SFR POND | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 12/14/2022 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS