LOT 46
SOUTHERN PINES OR 2476/315

HODZIC AIDA
36477 SHORTLEAF AVENUE
HILLIARD, FL 32046

2024

23-3N-24-3300-0046-0000

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

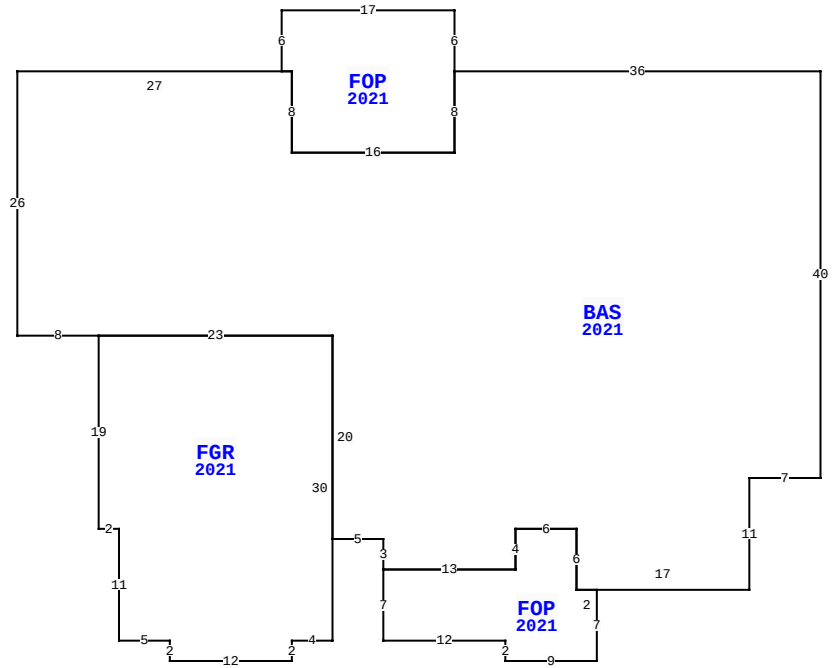
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2,962	391,632
FGR	692	55	381	50,375
FOP	185	30	56	7,404
FOP	230	30	69	9,124
TOTALS	4,069		3,468	458,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,468	106.3566	132.95	461,071	2021	2021	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2023 Heated Area: 2962 HX Base Yr 2023



36477 SHORTLEAF AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		458,535
TOTAL MARKET OB/XF VALUE		26,861
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		545,396
SOH/AGL Deduction		0
ASSESSED VALUE		545,396
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		495,396
TOTAL JUST VALUE		545,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012308	CO ISSUED	0	09/15/2021
21004123	NEW CONSTR	430,388	04/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2526/1042	12/28/2021	SW	Q	I	01	599,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HODZIC AIDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 FOP=[YR=2021] N6 W17 S6 E1 S8 E16 N8$ S8 W16 N8 W27 S26 E8 FGR=[YR=2021] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23$ E23 S20 E5 S3 FOP=[YR=2021] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13$ E13 N4 E6 S6 E17 N11 E7 N40$.

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	1,795.00	SF	4.00	4.00	100	2021	2021	3	99	7,108	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	93	2,325	
3	0476	VF 6 SBPL	1	100	0	0	522.00	LF	32.00	32.00	100	2023	2022		99	16,537	
4	0470	VNYL GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2023	2022		99	891	

LAND DESCRIPTION

TOTAL OB/XF 26,861

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 01/06/2023 BY WWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS