LOT 48
SOUTHERN PINES OR 2476/315

AUTRAND GREGORY & MICHELLE
36493 SHORTLEAF AVE
HILLIARD, FL 32046

2024

23-3N-24-3300-0048-0000

BUILDING CHARACTERISTICS

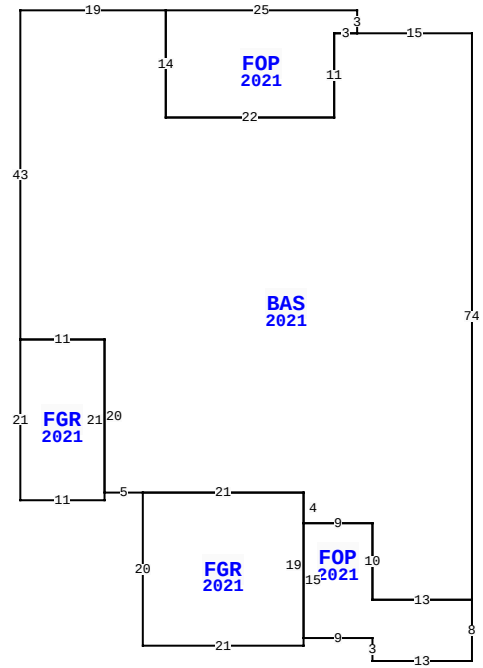
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,353	100	3,353	437,628
FGR	231	55	127	16,575
FGR	420	55	231	30,149
FOP	239	30	72	9,397
FOP	317	30	95	12,399
TOTALS	4,560		3,878	506,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,878	104.9895	131.24	508,949	2021	2021	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2023 Heated Area: 3353 HX Base Yr



36493 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		506,150
TOTAL MARKET OB/XF VALUE		84,062
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		650,212
SOH/AGL Deduction		95,022
ASSESSED VALUE		555,190
TOTAL EXEMPTION VALUE	13	555,190
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		650,212
NCON VALUE		75,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003897	ADDITION	29,965	03/23/2023
22017850	SWIM POOL	93,706	12/05/2022
21012554	CO ISSUED	0	09/20/2021
21004230	NEW CONSTR	483,860	04/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0065	3/04/2022	SW	Q	I	01	624,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: AUTRAND GREGORY & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N3 W25 S14 E22 N11 E3$ W3 S11 W22 N14 W19 S43 FGR=[YR=2021] S21 E11 N21 W11$ E11 S20 E5 FGR=[YR=2021] S20 E21 N1 FOP=[YR=2021] E9 S3 E13 N8 W13 N10 W9 S15$ N19 W21$ E21 S4 E9 S10 E13 N74$.

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	1,676.00	SF	4.00	4.00	100	2021	2021	3	99	6,637	
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	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	2024	2023		100	34,850	
4	0855	CONC PAVER	0	100	0	0	1,130.00	SF	10.00	10.00	100	2024	2023		100	11,300	
5	0911	SCRN RM A	0	100	0	0	1,540.00	SF	17.50	17.50	100	2024	2023		100	26,950	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 84,062

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	000135	C	SFR CNSVTN	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 12/05/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS