



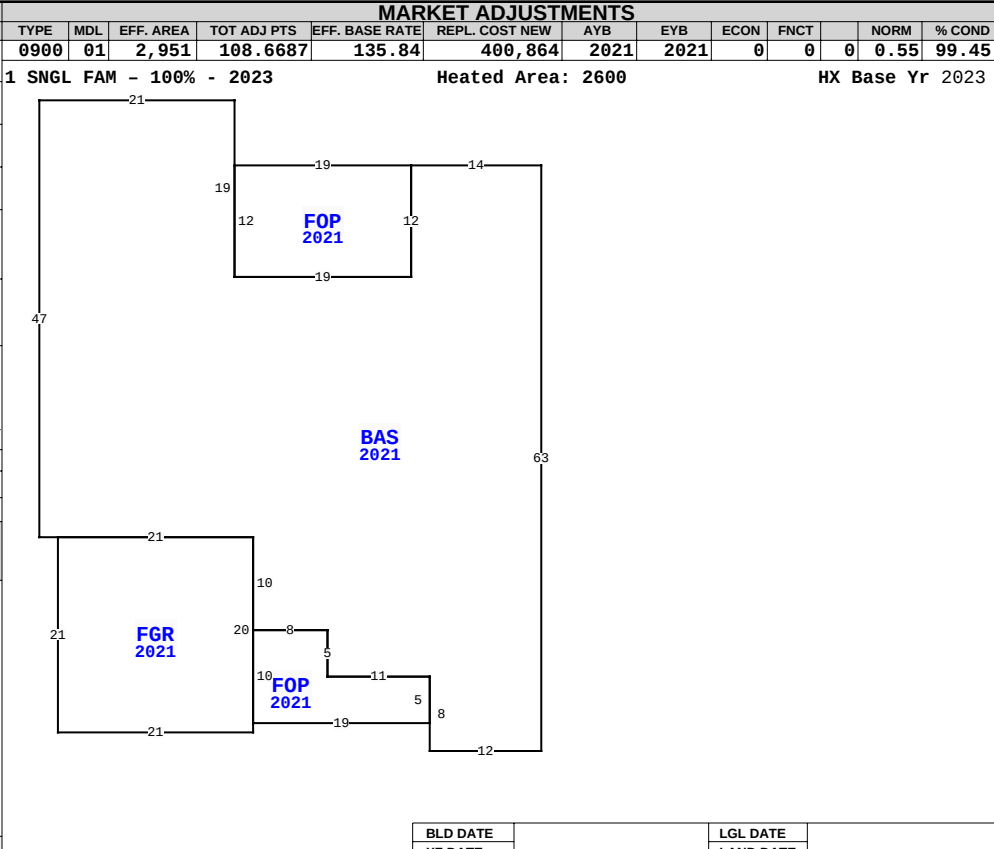
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,600	100	2,600	351,241
FGR	441	55	243	32,827
FOP	135	30	40	5,404
FOP	228	30	68	9,186
TOTALS	3,404		2,951	398,659

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	100	0	0	1,679.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		OR	0.00	0.00	1.00	LT	



36509 SHORTLEAF AVE, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
8,974	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000.00	60,000.00	60,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		398,659	
TOTAL MARKET OB/XF VALUE		8,974	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		467,633	
SOH/AGL Deduction		0	
ASSESSED VALUE		467,633	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		417,633	
TOTAL JUST VALUE		467,633	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013025	CO ISSUED	0	09/27/2021
21004119	NEW CONSTR	370,307	04/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2555/0423	4/11/2022	SW	Q	I	01
SALE PRICE					
514,900					

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WASHINGTON SIERA A

BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FOP=[YR=2021] W19 S12 E19 N12\$ S12 W19 N19 W21 S47 E2 FGR=[YR=2021] S21 E21 N1 FOP=[YR=2021] E19 N5 W11 N5 W8 S10\$ N20 W21\$ E21 S10 E8 S5 E11 S8 E12 N63\$.											