



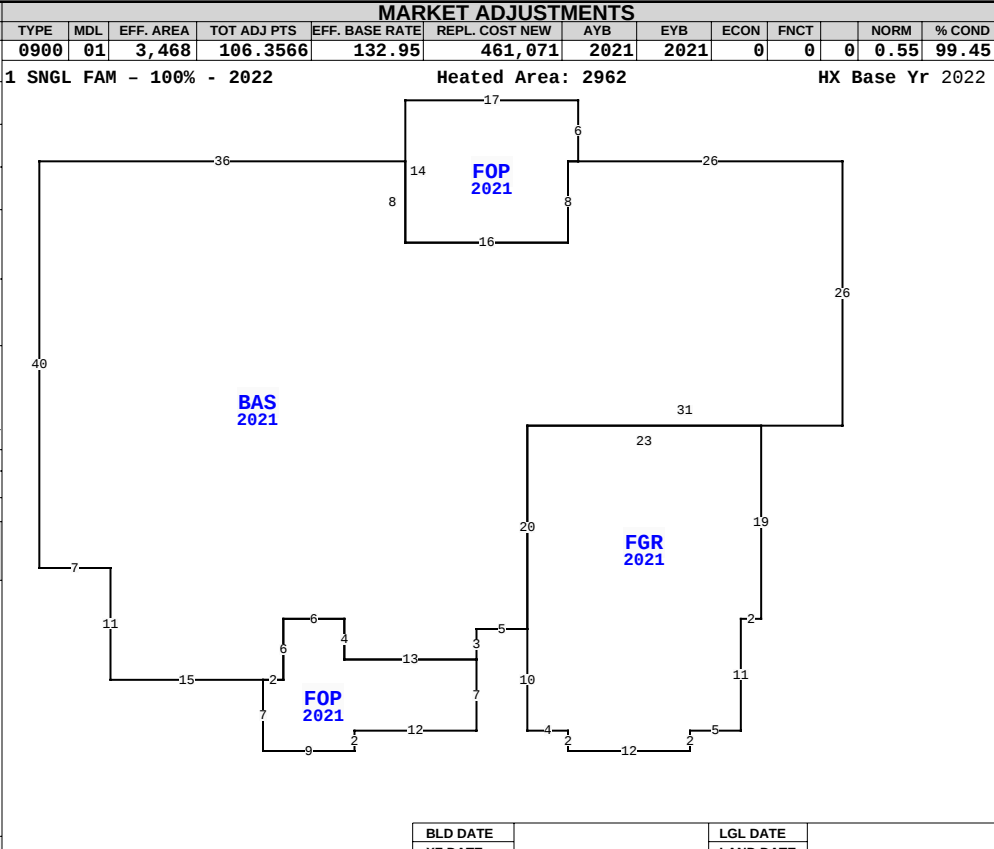
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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

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	2,224.00	ST	4.00	4.00	
2	0462	ST/AL FNC	1	100	0	0	196.00	SF	10.00	10.00	
3	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	

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	



36517 SHORTLEAF AVE, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		458,535	
TOTAL MARKET OB/XF VALUE		11,025	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		529,560	
SOH/AGL Deduction		51,721	
ASSESSED VALUE		477,839	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		427,839	
TOTAL JUST VALUE		529,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014626	CO ISSUED	0	10/25/2021
21005203	NEW CONSTR	430,388	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/0114	11/02/2021	SW	Q	I	01	579,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: ROBERT LAURIE ANN &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W26 FOP=[YR=2021] N6 W17 S14 E16 N8 E1\$ W1 S8 W16 N8 W36 S40 E7 S11 E15 FOP=[YR=2021] S7 E9 N2 E12 N7 W13 N4 W6 S6 W2\$ E2 N6 E6 S4 E13 N3 E5 FGR=[YR=2021] S10 E4 S2 E12 N2 E5 N11 E2 N19 W23 S20\$ N20 E31 N26\$.											