



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	3	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
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NEIGHBORHOOD/LOC	9016.00
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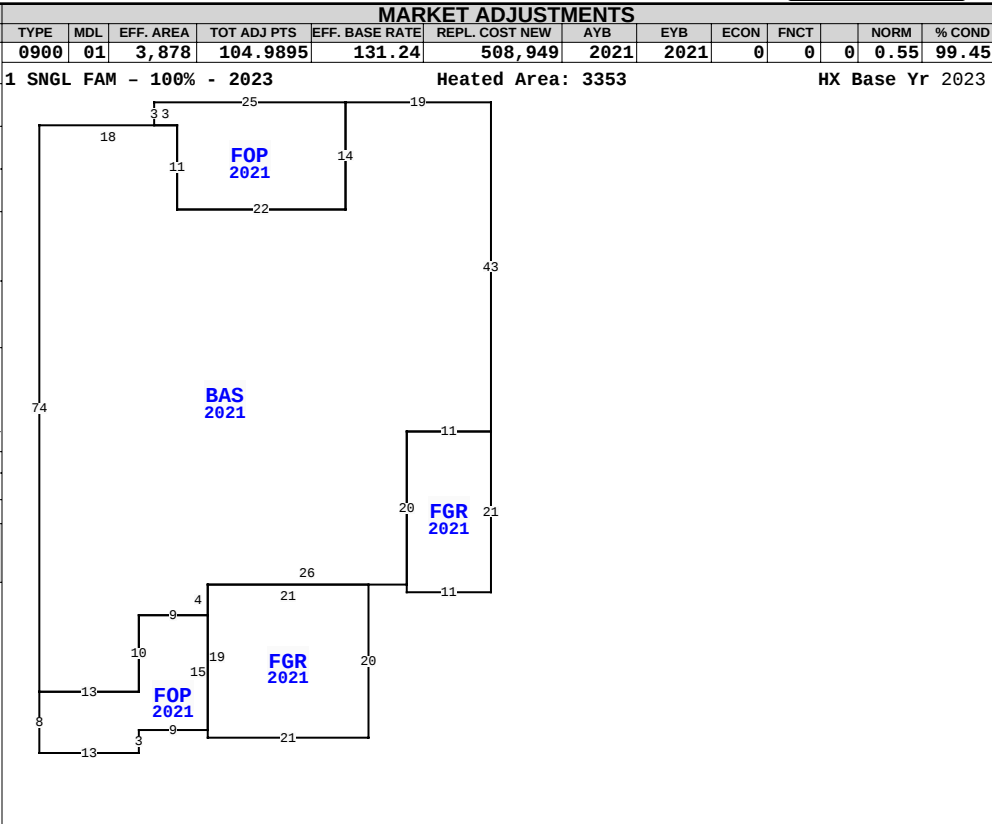
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	3,353	437,628
FGR	231	55	127	16,575
FGR	420	55	231	30,149
FOP	239	30	72	9,397
FOP	317	30	95	12,399

TOTALS	4,560		3,878	506,150
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,752.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	396.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	898.00	SF	10.00
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00

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

REVIEW DATE	12/05/2023	BY	WW
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36533 SHORTLEAF AVE, HILLIARD

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

TOTAL OB/XF									
51,903									

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					506,150				
TOTAL MARKET OB/XF VALUE					51,903				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					618,053				
SOH/AGL Deduction					0				
ASSESSED VALUE					618,053				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					568,053				
TOTAL JUST VALUE					618,053				
NCON VALUE					42,640				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					577,214				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014760	SWIM POOL	72,436	10/03/2022
21014232	CO ISSUED	0	10/18/2021
21005202	NEW CONSTR	483,860	04/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/0414	2/08/2022	SW	Q	I	01	629,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: CRAMER LYNDA & ROBE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W19 FOP=[YR=2021] W25 S3 E3 S11 E22 N14\$ S14 W22 N11 W18 S74 FOP=[YR=2021] S8 E13 N3 E9 FGR=[YR=2021] S1 E21 N20 W21 S19\$ N15 W9 S10 W13\$ E13 N10 E9 N4 E26 FGR=[YR=2021] S1 E11 N21 W11 S20 \$ N20 E11 N43\$.									