



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
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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	3,412	100	3,412	427,651
FGR	714	55	393	49,257
FOP	146	30	44	5,515
FOP	244	30	73	9,149
FUS	608	100	608	76,205
STR	52	10	5	627

TOTALS	5,176		4,535	568,405
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

1	0812	CONCRETE C	0 100	0 0
2	0600	SUMMER KIT	0 100	0 0
3	0861	POOL GUNIT	0 100	0 0
4	0845	KOOL DECK	0 100	0 0
5	0871	POOL HTR R	0 100	0 0
6	0911	SCRN RM A	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000135	C	SFR CNSVTN	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,535	100.3233	125.40	568,689	2022	2022	0	0	0.05	99.95
1 SNGL FAM - 100% - 2023 Heated Area: 4020 HX Base Yr 2023											

36541 SHORTLEAF AVE, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	2,348.00	UT	4.00	4.00	100	2022	2022	3	100	9,392	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	97	2,425	
3	0861	POOL GUNIT	0 100	0	0	415.00	SF	85.00	85.00	100	2024	2023		100	35,275	
4	0845	KOOL DECK	0 100	0	0	1,517.00	SF	7.25	7.25	100	2024	2023		100	10,998	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0911	SCRN RM A	0 100	0	0	2,710.00	SF	17.50	17.50	100	2024	2023		100	47,425	

TOTAL OB/XF															
107,515															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000135	C	SFR CNSVTN	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00

NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		568,405
TOTAL MARKET OB/XF VALUE		107,515
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		735,920
SOH/AGL Deduction		5,694
ASSESSED VALUE		730,226
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		680,226
TOTAL JUST VALUE		735,920
NCON VALUE		95,698
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014673		24,263	11/14/2023
230004625	POOL ENCLOSURE	35,000	04/11/2023
22014718	SWIM POOL	105,000	09/27/2022
22004515	CO ISSUED	0	03/23/2022
21011247	NEW CONSTR	566,657	08/25/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2552/0004	3/25/2022	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: DEKOW GARY L & CATH					
SALE PRICE					
659,900					

BUILDING NOTES					

BUILDING DIMENSIONS									
BAS=[YR=2022] W38 FOP=[YR=2022] N10 W14 S18 E13 N8 E1\$ W1 S8 W13 N8 W22 S33 FGR=[YR=2022] S30 E6 S2 E12 N2 E5 N30 W23\$ E23 S22 E12 FOP=[YR=2022] S10 E12 N6 W1 N7 W10 S3 W1\$ E1 N3 E10 S7 E12 N1 E9 N6 E5 N36 E2 N16\$ PTR=E20 FUS=[YR=2022] E36 S13 W4 STR=[YR=2022] S9 W8 N4 E4 N5 E4\$ W4 S5 W28 N18\$ W20\$.									