LOT 56
SOUTHERN PINES OR 2476/315

HENDERSON CINDY & JON
36536 SHORTLEAF AVE
HILLIARD, FL 32046

2024

23-3N-24-3300-0056-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

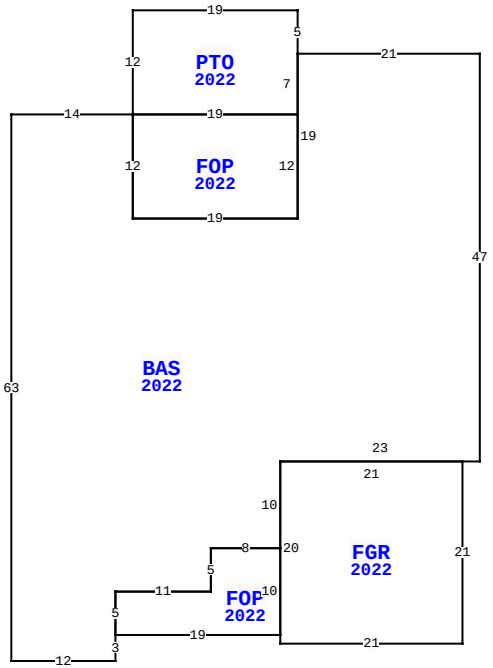
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2,600	353,007
FGR	441	55	243	32,992
FOP	135	30	40	5,431
FOP	228	30	68	9,232
PTO	228	5	11	1,493
TOTALS	3,632		2,962	402,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	108.6687	135.84	402,358	2022	2022	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2023 Heated Area: 2600 HX Base Yr 2023



36536 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		402,157
TOTAL MARKET OB/XF VALUE		16,416
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		478,573
SOH/AGL Deduction		3,157
ASSESSED VALUE		475,416
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		420,416
TOTAL JUST VALUE		478,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004151	CO ISSUED	0	03/16/2022
21011146	NEW CONSTR	370,307	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/1665	3/18/2022	SW	Q	I	02	519,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HENDERSON CINDY & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 PTO=[YR=2022] N5 W19 S12 FOP=[YR=2022] S12 E19 N12 W19$ E19 N7$ S19 W19 N12 W14 S63 E12 N3 FOP=[YR=2022] E19 FGR=[YR=2022] S1 E21 N21 W21 S20$ N10 W8 S5 W11 S5$ N5 E11 N5 E8 N10 E23 N47$.

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	1,591.00	SF	4.00	4.00	100	2022	2022	3	100	6,364	
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	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2022	2022	3	99	7,033	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 16,416

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	000100	C	SFR	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 06/02/2022 BY TWWW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS