LOT 57
SOUTHERN PINES OR 2476/315

YOUNG MICHAEL II & SYLVIA
36282 SLASH COURT
HILLIARD, FL 32046

2024

23-3N-24-3300-0057-0000

BUILDING CHARACTERISTICS

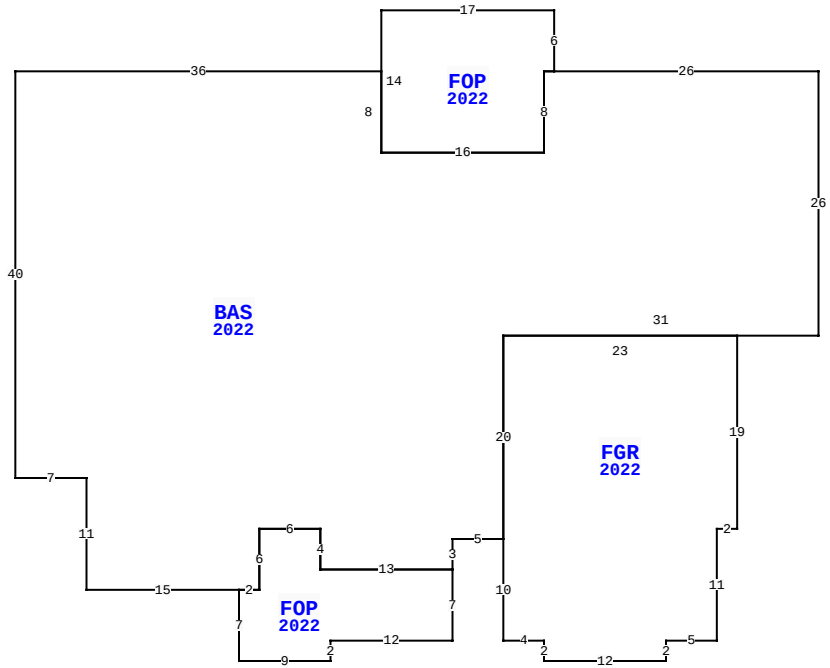
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	393,601
FGR	692	55	381	50,629
FOP	185	30	56	7,441
FOP	230	30	69	9,169
TOTALS	4,069		3,468	460,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,468	106.3566	132.95	461,071	2022	2022	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2023 Heated Area: 2962 HX Base Yr 2023



36282 SLASH CT, 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		460,840
TOTAL MARKET OB/XF VALUE		10,669
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		531,509
SOH/AGL Deduction		102,184
ASSESSED VALUE		429,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		379,325
TOTAL JUST VALUE		531,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011062	CO ISSUED	0	07/20/2022
21014407	NEW CONSTR	490,327	10/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1415	7/22/2022	SW	Q	I	01	693,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: YOUNG MICHAEL II &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 FOP=[YR=2022] N6 W17 S14 E16 N8 E1$ W1 S8 W16 N8 W36 S40 E7 S11 E15 FOP=[YR=2022] S7 E9 N2 E12 N7 W13 N4 W6 S6 W2$ E2 N6 E6 S4 E13 N3 E5 FGR=[YR=2022] S10 E4 S2 E12 N2 E5 N11 E2 N19 W23 S20$ N20 E31 N26$.

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	2,061.00	SF	4.00	4.00	100	2022	2022	3	100	8,244	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 10,669

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 08/10/2022 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS