



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	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

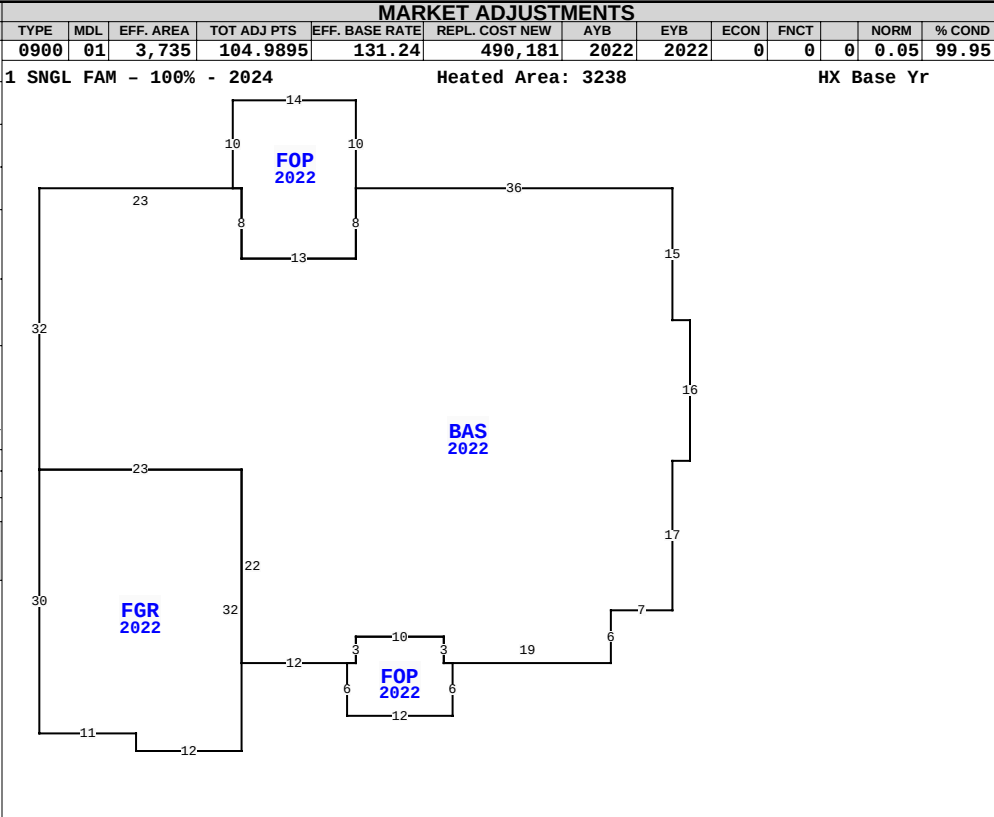
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,238	100	3,238	424,743
FGR	714	55	393	51,551
FOP	102	30	31	4,066
FOP	244	30	73	9,576

TOTALS	4,298		3,735	489,936
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,837.00	SF	4.00
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00
3	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	655.00	SF	6.50
5	0476	VF 6 SBPL	0	100	0	0	700.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00



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

36274 SLASH CT, HILLIARD

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	1,837.00	SF	4.00	4.00	100	2022	2022	3	100	7,348	
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	0810	CONCRETE A		0	100	0	0	525.00	SF	6.50	6.50	100	2022	2022	3	100	3,413	
4	0810	CONCRETE A		0	100	0	0	655.00	SF	6.50	6.50	100	2022	2022	3	100	4,258	
5	0476	VF 6 SBPL		0	100	0	0	700.00	LF	32.00	32.00	100	2022	2022	3	99	22,176	
6	0470	VNYL GATE		0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

TOTAL OB/XF										40,214									
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE															489,936				
TOTAL MARKET OB/XF VALUE															40,214				
TOTAL LAND VALUE - MARKET															60,000				
TOTAL MARKET VALUE															590,150				
SOH/AGL Deduction															0				
ASSESSED VALUE															590,150				
TOTAL EXEMPTION VALUE					13										590,150				
BASE TAXABLE VALUE															0				
TOTAL JUST VALUE															590,150				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															567,021				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002245	POOL SCREEN ENCL	18,000	02/26/2024
SP240000401	INGROUND GUNITE S	62,723	01/11/2024
22010876	CO ISSUED	0	07/18/2022
21014409	NEW CONSTR	535,290	10/19/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	R SN CD	SALE PRICE	
2582/1405	7/29/2022	SW	Q	I	01	723,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: DUKE CATINA M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W2 N15 W36 FOP=[YR=2022] N10 W14 S10 E1 S8 E13 N8\$ S8 W13 N8 W23 S32 FGR=[YR=2022] S30 E11 S2 E12 N32 W23\$ E23 S22 E12 FOP=[YR=2022] S6 E12 N6 W1 N3 W10 S3 W1\$ E1 N3 E10 S3 E19 N6 E7 N17 E2 N16\$.									