LOT 68
SOUTHERN PINES OR 2476/315

CORDER DANIEL & SHERI
36480 SHORTLEAF AVE
HILLIARD, FL 32046

2024

23-3N-24-3300-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

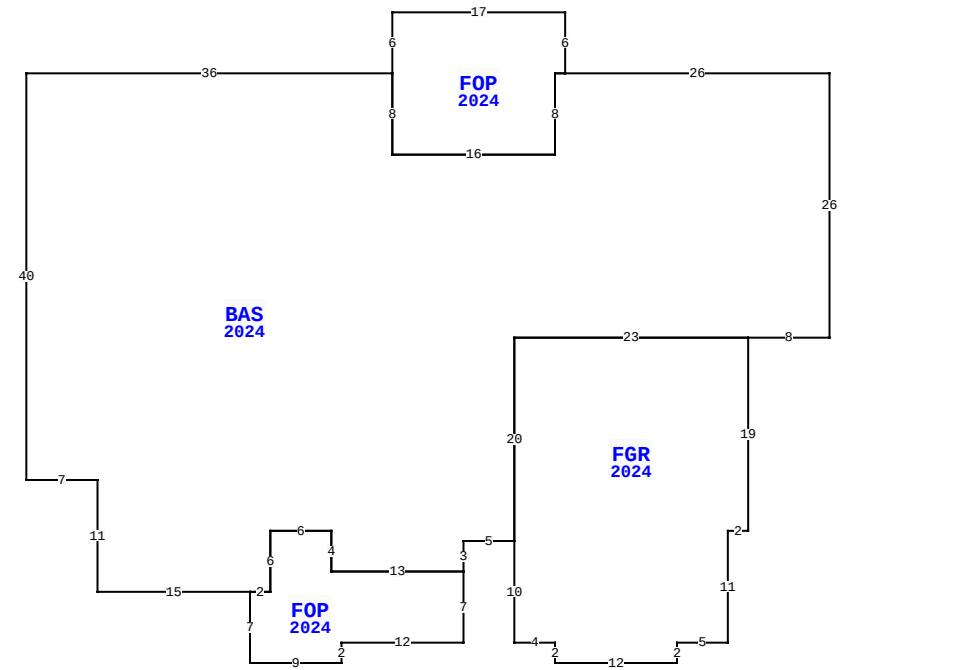
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	393,798
FGR	692	55	381	50,654
FOP	185	30	56	7,445
FOP	230	30	69	9,174
TOTALS	4,069		3,468	461,071

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	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2962 HX Base Yr 2024



36480 SHORTLEAF AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		461,071
TOTAL MARKET OB/XF VALUE		12,668
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		533,739
SOH/AGL Deduction		57,406
ASSESSED VALUE		476,333
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,333
TOTAL JUST VALUE		533,739
NCON VALUE		473,739
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008867	CO ISSUED		07/12/2023
22009739	NEW CONSTR	478,186	06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1463	7/17/2023	SW	Q	I	01	654,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: CORDER DANIEL & SHE

BUILDING NOTES

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	2,542.00	SF	4.00	4.00	100	2024	2023		100	10,168	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=160,-10] W26 W1 S8 W16 N8 W36 S40 E7 S11 E15 E2 N6 E6 S4 E13 N3 E5 N20 E23 E8 N26 $
FOP=[YR=2024;ORIG=134,-16] W17 S6 S8 E16 N8 E1 N6 $
FOP=[YR=2024;ORIG=111,35] W6 S6 W2 S7 E9 N2 E12 N7 W13 N4 $
FGR=[YR=2024;ORIG=152,16] W23 S20 S10 E4 S2 E12 N2 E5 N11 E2 N19 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,668

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	000135	C	SFR CNSVTN	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 07/21/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS