

LGI HOMES-FLORIDA LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS, TX 77380

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6005.00

TOTALS1,9201,656215,959

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000575.00SF5.205.20100202520241002,990

LAND DESCRIPTIONTOTAL OB/XF2,990

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0025,000.0025,000.0025,000

REVIEW DATE10/01/2024BYWWTotal Acres: 0.00Total Land Value: 25,000Market: 0Agricultural: 0Common: 25,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,656130.4100130.41215,95920242024000.00100.00

1 SINGLE FAM - 0% - 2025Heated Area: 1400HX Base Yr

Basement Area: 1400

FOP 2025

BAS 2025

FGR 2025

FOP 2025

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/21/2025MLU

SUBAREA MARKET VALUE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/21/2025MLU

SUBAREA MARKET VALUE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE215,959

TOTAL MARKET OB/XF VALUE2,990

TOTAL LAND VALUE - MARKET25,000

TOTAL MARKET VALUE243,949

SOH/AGL Deduction0

ASSESSED VALUE243,949

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE243,949

TOTAL JUST VALUE243,949

NCON VALUE218,949

INCOME VALUE

PREVIOUS YEAR MKT VALUE35,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / UR / V / I / SRSN CD SALE PRICE

2643/6535/24/2023QC U V 11100

GRANTOR: WHISPER RIDGE HOMEOWN

GRANTEE: LGI HOMES FLORIDA L

2633/4764/24/2023QC U V 11100

GRANTOR: LGI HOMES FLORIDA LLC

GRANTEE: WHISPER RIDGE HOMOEO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] E12 S6 E12 N6 E14 S31 W20 S11 W6 S8 W12 N50 \$

FOP=[YR=2025;ORIG=14,0] W12 S6 E12 N6 \$

FOP=[YR=2025;ORIG=8,42] W6 S8 E6 N8 \$

FGR=[YR=2025;ORIG=28,31] W20 S11 S8 S1 E20 N20 \$