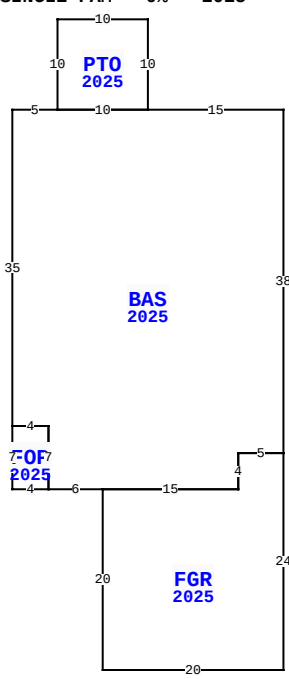


HILL WENDY
37303 WHISPER WAY
HILLIARD, FL 32046

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0100	01	1,456	133.0182	133.02	193,677	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2025													Heated Area: 1212					HX Base Yr						
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					193,677						
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					3,380						
Interior Floo		13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET					25,000						
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE					222,057						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					222,057						
Bedrooms			3 100															TOTAL EXEMPTION VALUE					0						
Bathrooms			2 100															BASE TAXABLE VALUE					222,057						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					222,057						
Stories		1.	1. 100															NCON VALUE					197,057						
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					35,000																			
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				06																						
NEIGHBORHOOD/LOC		6005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,212	100	2025	1,212	161,220																								
FGR	420	55	2025	231	30,728																								
FOP	28	30	2025	8	1,064																								
PTO	100	5	2025	5	665																								
TOTALS		1,760		1,456	193,677																								
EXTRA FEATURES					37303 WHISPER WAY, HILLIARD										BLD DATE				LGL DATE		04/21/2025		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20	5.20	100	2025	2024		100	3,380													
LAND DESCRIPTION										TOTAL OB/XF										3,380									
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	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000												