LOT 23
WHISPER RIDGE OR 2626/1421

MILLER LATHAN
37335 WHISPER WAY
HILLIARD, FL 32046

**2025**

**04-3N-24-2121-0023-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

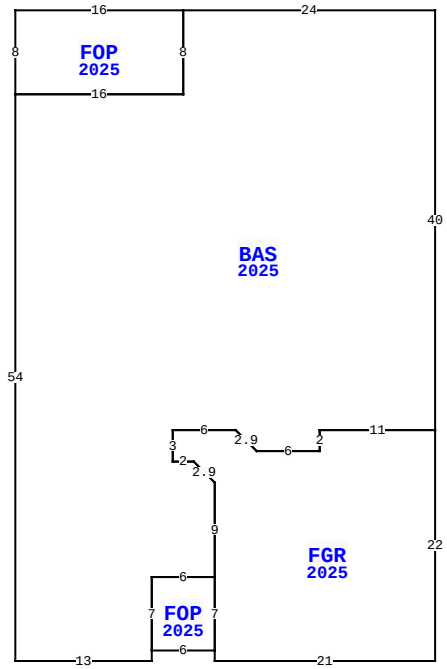
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,842 | 100 | 2025 | 1,842 | 227,100 |
| FGR | 462 | 55 | 2025 | 254 | 31,316 |
| FOP | 42 | 30 | 2025 | 13 | 1,603 |
| FOP | 128 | 30 | 2025 | 38 | 4,685 |
| TOTALS | 2,474 | | | 2,147 | 264,704 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,147 | 123.2938 | 123.29 | 264,704 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1842 HX Base Yr




37335 WHISPER WAY, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 264,704 |
| TOTAL MARKET OB/XF VALUE | 3,120 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 292,824 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 292,824 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 292,824 |
| TOTAL JUST VALUE | 292,824 |
| NCON VALUE | 267,824 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 35,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20240045 | CO ISSUED | | 07/29/2024 |
| 20240045 | NEW SFR | | 10/01/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2793/1270 | 6/09/2025 | SW | Q | I | 01 | 351,900 |
| GRANTOR: LGI HOMES-FLORIDA LLC | | | | | | |
| GRANTEE: MILLER LATHAN | | | | | | |
| 2643/653 | 5/24/2023 | QC | U | V | 11 | 100 |
| GRANTOR: WHISPER RIDGE HOMEOWN | | | | | | |
| GRANTEE: LGI HOMES FLORIDA L | | | | | | |

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 600.00 | SF | 5.20 | 5.20 | 100 | 2025 | 2024 | | 100 | 3,120 | |

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] W24 S8 W16 S54 E13 N1 N7 E6 N9 U2L2 W2 N3 E6 D2R2 E6 N2 E11 N40 $
FOP=[YR=2025;ORIG=-20,0] E16 S8 W16 N8 $
FOP=[YR=2025;ORIG=-7,54] E6 S7 W6 N7 $
FGR=[YR=2025;ORIG=3,42] E6 N2 E11 S22 W21 N1 N7 N9 U2L2 W2 N3 E6 D2R2 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,120

| 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 | 000134 | C | RES POND | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 08/01/2024 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS