LOT 29
WHISPER RIDGE OR 2626/1421

FRANCO FAMILY TRUST/FRANCO ALAN CO-TRUSTEE
37752 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

04-3N-24-2121-0029-0000

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

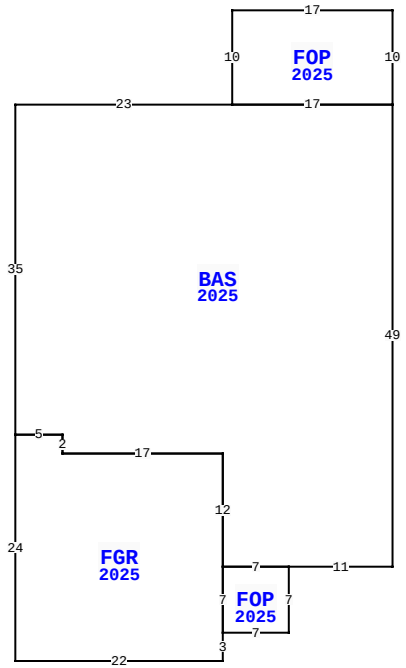
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2025	1,686	209,772
FGR	494	55	2025	272	33,842
FOP	49	30	2025	15	1,866
FOP	170	30	2025	51	6,345
TOTALS	2,399			2,024	251,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	124.4208	124.42	251,826	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1686 HX Base Yr



37421 WHISPER WAY, HILLIARD

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

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	575.00	SF	5.20	5.20	100	2025	2024		100	2,990	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	251,826
TOTAL MARKET OB/XF VALUE	2,990
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	279,816
SOH/AGL Deduction	0
ASSESSED VALUE	279,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,816
TOTAL JUST VALUE	279,816
NCON VALUE	254,816
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230333	NEW SFR		09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1235	8/26/2024	SW	Q	I	02	349,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: FRANCO FAMILY TRUST						
2643/653	5/24/2023	QC	U	V	11	100
GRANTOR: WHISPER RIDGE HOMEOWN						
GRANTEE: LGI HOMES FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] W17 W23 S35 E5 S2 E17 S12 E7 E11 N49 $
FGR=[YR=2025;ORIG=-20,35] E5 S2 E17 S12 S7 S3 W22 N24 $
FOP=[YR=2025;ORIG=2,49] E7 S7 W7 N7 $
FOP=[YR=2025;ORIG=3,-10] E17 S10 W17 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,990

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 05/31/2024 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS