LOT 30
WHISPER RIDGE OR 2626/1421

CURNAYN RONALD II
37429 WHISPER WAY
HILLIARD, FL 32046

2025

04-3N-24-2121-0030-0000

BUILDING CHARACTERISTICS

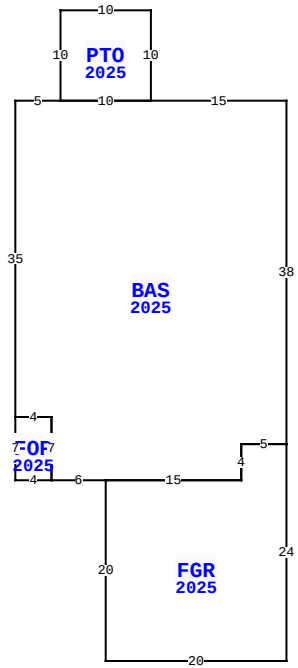
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,212	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	133.0182	133.02	193,677	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1212 HX Base Yr



37429 WHISPER WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,677
TOTAL MARKET OB/XF VALUE	3,380
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	222,057
SOH/AGL Deduction	0
ASSESSED VALUE	222,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,057
TOTAL JUST VALUE	222,057
NCON VALUE	197,057
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230329	NEW SFR		09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1723	5/12/2025	SW	Q	I	01	282,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: CURNAYN RONALD II						
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	650.00	SF	5.20	5.20	100	2025	2024		100	3,380	

BUILDING DIMENSIONS

PTO=[YR=2025;ORIG=25,0] E10 S10 W10 N10 $
FOP=[YR=2025;ORIG=20,45] E4 S7 W4 N7 $
FGR=[YR=2025;ORIG=30,52] E15 N4 E5 S24 W20 N20 $
BAS=[YR=2025;ORIG=50,10] W15 W10 W5 S35 E4 S7 E6 E15 N4 E5 N38 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,380

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