LOT 33
WHISPER RIDGE OR 2626/1421

THIGPEN JAMES & JAMIE
37453 WHISPER WAY
HILLIARD, FL 32046

2025

04-3N-24-2121-0033-0000

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

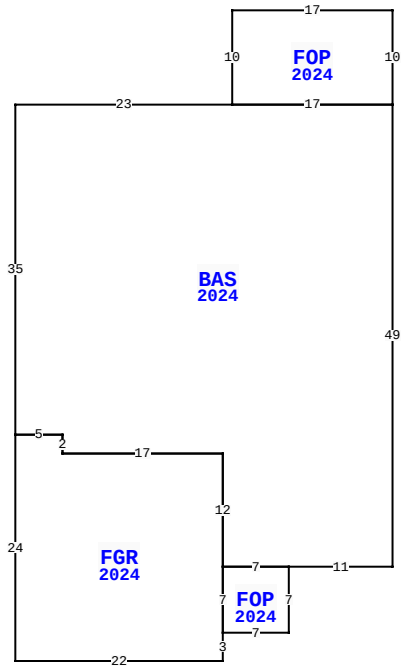
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2024	1,686	209,772
FGR	494	55	2024	272	33,842
FOP	49	30	2024	15	1,866
FOP	170	30	2024	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	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1686 HX Base Yr 2024



37453 WHISPER WAY, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,826
TOTAL MARKET OB/XF VALUE		3,193
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		280,019
SOH/AGL Deduction		0
ASSESSED VALUE		280,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,297
TOTAL JUST VALUE		280,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230194	CO ISSUED		12/15/2023
20230194	NEW SFR		08/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1281	12/19/2023	SW	Q	I	01	332,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: THIGPEN JAMES & JAM						
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	100	0	0	614.00	SF	5.20	5.20	100	2024	2023		100	3,193	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W17 W23 S35 E5 S2 E17 S12 E7 E11 N49 $
FGR=[YR=2024;ORIG=90,35] S24 E22 N3 N7 N12 W17 N2 W5 $
FOP=[YR=2024;ORIG=113,-10] E17 S10 W17 N10 $
FOP=[YR=2024;ORIG=112,49] E7 S7 W7 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,193

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 12/15/2023 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS