LOT 35
WHISPER RIDGE OR 2626/1421

ANSTETT ANDREW/HICKOX ABRIANNA
37469 WHISPER WAY
HILLIARD, FL 32046

2025

04-3N-24-2121-0035-0000

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

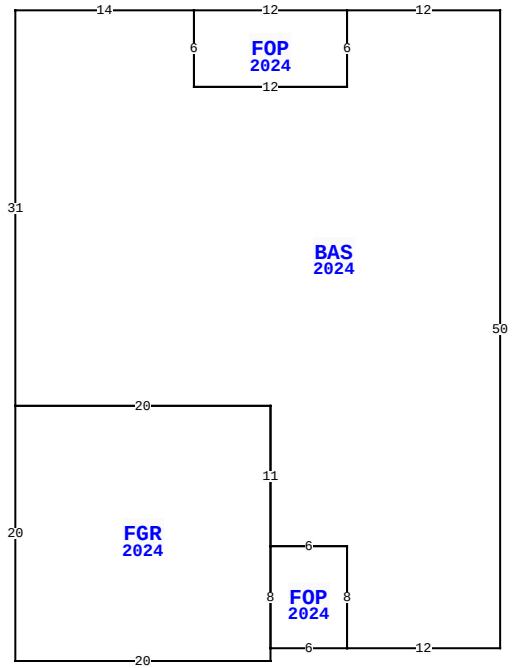
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2024	1,400	182,574
FGR	400	55	2024	220	28,690
FOP	48	30	2024	14	1,826
FOP	72	30	2024	22	2,869
TOTALS	1,920			1,656	215,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	130.4100	130.41	215,959	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1400 HX Base Yr



37469 WHISPER WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,959
TOTAL MARKET OB/XF VALUE	3,146
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	244,105
SOH/AGL Deduction	0
ASSESSED VALUE	244,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,105
TOTAL JUST VALUE	244,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230193	CO ISSUED		12/23/2023
20230193	NEW SFR		08/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/756	7/26/2024	SW	Q	I	01	307,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: ANSTETT ANDREW						
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	605.00	SF	5.20	5.20	100	2024	2023		100	3,146	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,0] W12 S6 W12 N6 W14 S31 E20 S11 E6 S8 E12 N50 $
FOP=[YR=2024;ORIG=86,0] E12 S6 W12 N6 $
FOP=[YR=2024;ORIG=92,42] E6 S8 W6 N8 $
FGR=[YR=2024;ORIG=72,31] E20 S11 S8 S1 W20 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,146

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	000100	C	RES	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 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS