LOT 38
WHISPER RIDGE OR 2626/1421

**BENSON BONNIE**
37123 WARDIER LN
HILLIARD, FL 32046

**2025**

**04-3N-24-2121-0038-0000**

## 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 |

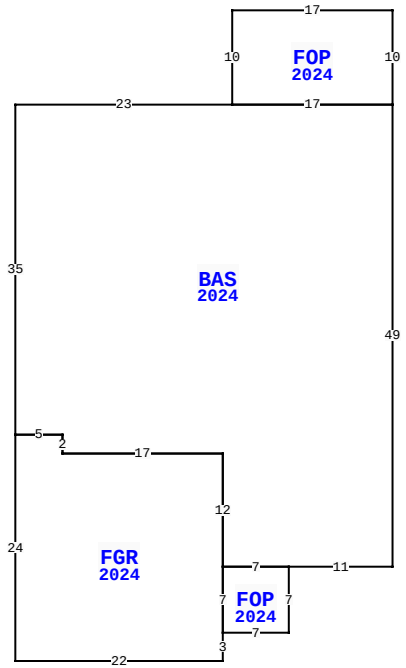
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

| 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% - 2025 Heated Area: 1686 HX Base Yr 2025




37123 WARDIER LN, 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 | | 3,026 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 279,852 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 279,852 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 229,130 |
| TOTAL JUST VALUE | | 279,852 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,263 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20230218 | NEW SFR | | 08/14/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2687/942 | 12/29/2023 | SW | Q | I | 02 | 329,900 |
| GRANTOR: LGI HOMES-FLORIDA LLC | | | | | | |
| GRANTEE: BENSON BONNIE | | | | | | |
| 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=2024;ORIG=120,0] W17 W23 S35 E5 S2 E17 S12 E7 E11 N49 $
FGR=[YR=2024;ORIG=80,35] E5 S2 E17 S12 S7 S3 W22 N24 $
FOP=[YR=2024;ORIG=102,49] E7 S7 W7 N7 $
FOP=[YR=2024;ORIG=103,-10] E17 S10 W17 N10 $
.

### 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 | 582.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,026 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,026

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