LOT 41
WHISPER RIDGE OR 2626/1421

OBERMEYER JOSEPH & MICHELE
37112 WARDIER LANE
HILLIARD, FL 32046

2025

04-3N-24-2121-0041-0000

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

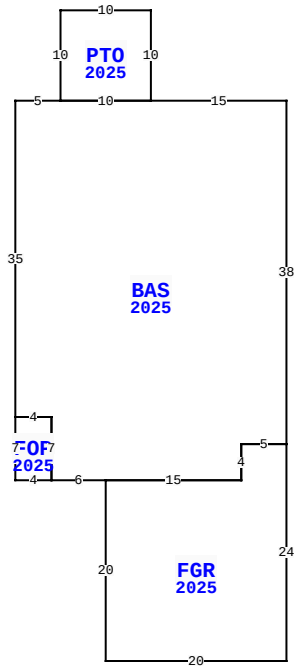
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	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 – 100% - 2025 Heated Area: 1212 HX Base Yr 2025



37112 WARDIER LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,677
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		222,109
SOH/AGL Deduction		0
ASSESSED VALUE		222,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,387
TOTAL JUST VALUE		222,109
NCON VALUE		197,109
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230221	NEW SFR		08/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1185	3/12/2024	SW	Q	I	01	294,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: OBERMEYER JOSEPH &						
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=30,0] W15 W10 W5 S35 E4 S7 E6 E15 N4 E5 N38 $
PTO=[YR=2025;ORIG=5,-10] E10 S10 W10 N10 $
FOP=[YR=2025;ORIG=0,35] E4 S7 W4 N7 $
FGR=[YR=2025;ORIG=10,42] E15 N4 E5 S24 W20 N20 $
.

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	660.00	SF	5.20	5.20	100	2025	2024		100	3,432	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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