LOT 43
WHISPER RIDGE OR 2626/1421

NANTZ MISTY
37482 WHISPER WAY
HILLIARD, FL 32046

2025

04-3N-24-2121-0043-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

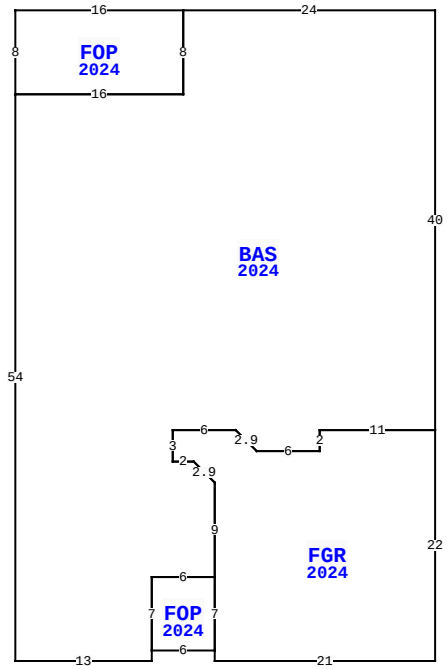
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2024	1,842	229,182
FGR	462	55	2024	254	31,603
FOP	42	30	2024	13	1,617
FOP	128	30	2024	38	4,728
TOTALS	2,474			2,147	267,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	124.4208	124.42	267,130	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1842 HX Base Yr 2025



37482 WHISPER WAY, 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		267,130
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		295,250
SOH/AGL Deduction		59,163
ASSESSED VALUE		236,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,365
TOTAL JUST VALUE		295,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230119	CO ISSUED		10/27/2023
20230119	NEW SFR		06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1274	8/06/2024	SW	Q	I	02	376,471
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: NANTZ MISTY						
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=-20,8] E16 N8 E24 S40 W11 S2 W6 U2L2 W6 S3 E2 D2R2 S9 W6 S7 S1 W13 N54 $
FGR=[YR=2024;ORIG=20,40] W11 S2 W6 U2L2 W6 S3 E2 D2R2 S9 S7 S1 E21 N22 $
FOP=[YR=2024;ORIG=-4,0] W16 S8 E16 N8 $
FOP=[YR=2024;ORIG=-1,54] W6 S7 E6 N7 $
.

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	600.00	SF	5.20	5.20	100	2024	2023		100	3,120	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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 11/20/2023 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS