LOT 48
WHISPER RIDGE OR 2626/1421

HIGGINS ZACHARY & SHADREKA
37442 WHISPER WAY
HILLIARD, FL 32046

2025

04-3N-24-2121-0048-0000

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

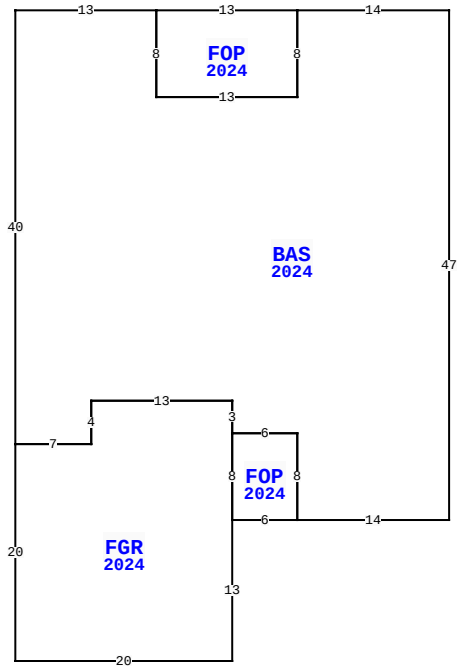
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	2024	1,536	196,777
FGR	452	55	2024	249	31,899
FOP	48	30	2024	14	1,794
FOP	104	30	2024	31	3,971
TOTALS	2,140			1,830	234,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	128.1100	128.11	234,441	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1536 HX Base Yr



37442 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	234,441
TOTAL MARKET OB/XF VALUE	3,292
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	262,733
SOH/AGL Deduction	0
ASSESSED VALUE	262,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,733
TOTAL JUST VALUE	262,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230185	CO ISSUED		11/29/2023
20230185	NEW SFR		07/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/289	2/26/2024	SW	Q	I	01	317,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HIGGINS ZACHARY & S						
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	633.00	SF	5.20	5.20	100	2024	2023		100	3,292	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] W14 S8 W13 N8 W13 S40 E7 N4 E13 S3 E6 S8 E14 N47 $
FOP=[YR=2024;ORIG=43,0] E13 S8 W13 N8 $
FOP=[YR=2024;ORIG=50,39] E6 S8 W6 N8 $
FGR=[YR=2024;ORIG=30,40] E7 N4 E13 S3 S8 S13 W20 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,292

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 12/05/2023 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS