LOT 49
WHISPER RIDGE OR 2626/1421

TYRELL GAWAIN
37434 WHISPER WAY
HILLIARD, FL 32046

2025

04-3N-24-2121-0049-0000

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

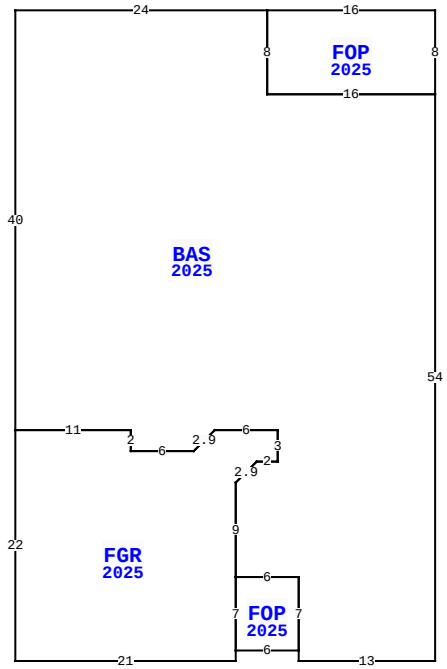
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2025	1,842	227,100
FGR	462	55	2025	254	31,316
FOP	42	30	2025	13	1,603
FOP	128	30	2025	38	4,685
TOTALS	2,474			2,147	264,704

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	123.2938	123.29	264,704	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1842 HX Base Yr



37434 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	264,704
TOTAL MARKET OB/XF VALUE	3,068
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	292,772
SOH/AGL Deduction	0
ASSESSED VALUE	292,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,772
TOTAL JUST VALUE	292,772
NCON VALUE	267,772
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230223	NEW SFR		08/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/1790	10/22/2024	SW	Q	I	01	339,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: TYRELL GAWAIN						
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	590.00	SF	5.20	5.20	100	2025	2024		100	3,068	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-10] E24 S8 E16 S54 W13 N1 N7 W6 N9
U2R2 E2 N3 W6 D2L2 W6 N2 W11 N40 $
FOP=[YR=2025;ORIG=20,-10] W16 S8 E16 N8 $
FOP=[YR=2025;ORIG=7,44] W6 S7 E6 N7 $
FGR=[YR=2025;ORIG=5,30] W6 D2L2 W6 N2 W11 S22 E21 N1 N7 N9
U2R2 E2 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,068

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 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