LOT 70
WHISPER RIDGE OR 2626/1421

LGI HOMES-FLORIDA LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS, TX 77380

2025

04-3N-24-2121-0070-0000

BUILDING CHARACTERISTICS

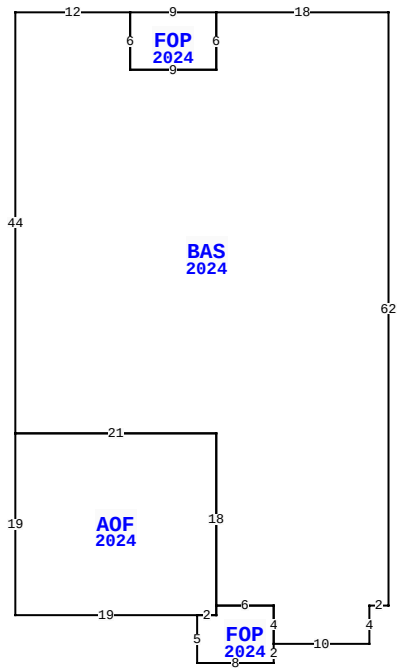
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
AOF	399	110	2024	439	52,052
BAS	2,026	100	2024	2,026	240,223
FOP	46	30	2024	14	1,660
FOP	54	30	2024	16	1,897
TOTALS	2,525			2,495	295,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	118.5696	118.57	295,832	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2425 HX Base Yr



37266 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	295,832
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	320,832
SOH/AGL Deduction	0
ASSESSED VALUE	320,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,832
TOTAL JUST VALUE	320,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230188	NEW SFR		07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/653	5/24/2023	QC	U	V	11	100
GRANTOR: WHISPER RIDGE HOMEOWN						
GRANTEE: LGI HOMES FLORIDA L						
2633/476	4/24/2023	QC	U	V	11	100
GRANTOR: LGI HOMES FLORIDA LLC						
GRANTEE: WHISPER RIDGE HOMEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,0] W18 S6 W9 N6 W12 S44 E21 S18 E6 S4 E10 N4 E2 N62 $
AOF=[YR=2024;ORIG=111,44] E21 S18 S1 W2 W19 N19 $
FOP=[YR=2024;ORIG=123,0] E9 S6 W9 N6 $
FOP=[YR=2024;ORIG=132,62] E6 S4 S2 W8 N5 E2 N1 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS