LOT 44
SOUTHERN PINES OR 2476/315

GUINN CORTNEY
36461 SHORTLEAF AVENUE
HILLIARD, FL 32046

2025

23-3N-24-3300-0044-0000

BUILDING CHARACTERISTICS

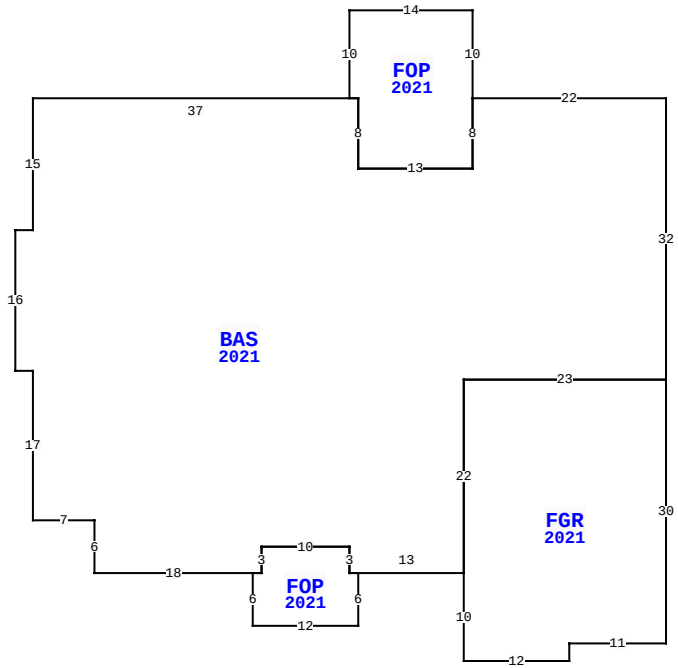
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,238	100	2021	3,238	422,896
FGR	714	55	2021	393	51,327
FOP	102	30	2021	31	4,049
FOP	244	30	2021	73	9,534
TOTALS	4,298			3,735	487,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,735	99.9900	131.99	492,983	2021	2021	0	0	0	1.05	98.95

1 SNGL FAM – 100% - 2022 Heated Area: 3238 HX Base Yr 2022



36461 SHORTLEAF AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,807
TOTAL MARKET OB/XF VALUE		9,663
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		550,470
SOH/AGL Deduction		0
ASSESSED VALUE		550,470
TOTAL EXEMPTION VALUE	HX HB WX 13	253,208
BASE TAXABLE VALUE		297,262
TOTAL JUST VALUE		550,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012141	CO ISSUED	0	09/13/2021
21004125	NEW CONSTR	469,998	04/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0044	11/22/2021	SW	Q	I	01	604,857

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: GUINN CORTNEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 FOP=[YR=2021] N10 W14 S10 E1 S8 E13 N8$ S8 W13 N8 W37 S15 W2 S16 E2 S17 E7 S6 E18 FOP=[YR=2021] S6 E12 N6 W1 N3 W10 S3 W1$ E1 N3 E10 S3 E13 FGR=[YR=2021] S10 E12 N2 E11 N30 W23 S22$ N22 E23 N32$.

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	0812	CONCRETE C	0	100	0	0	1,872.00	SF	4.00	4.00	100	2021	2021	3	99	7,413	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	90	2,250	

LAND DESCRIPTION

TOTAL OB/XF 9,663

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	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							

REVIEW DATE 10/12/2021 BY TW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS