



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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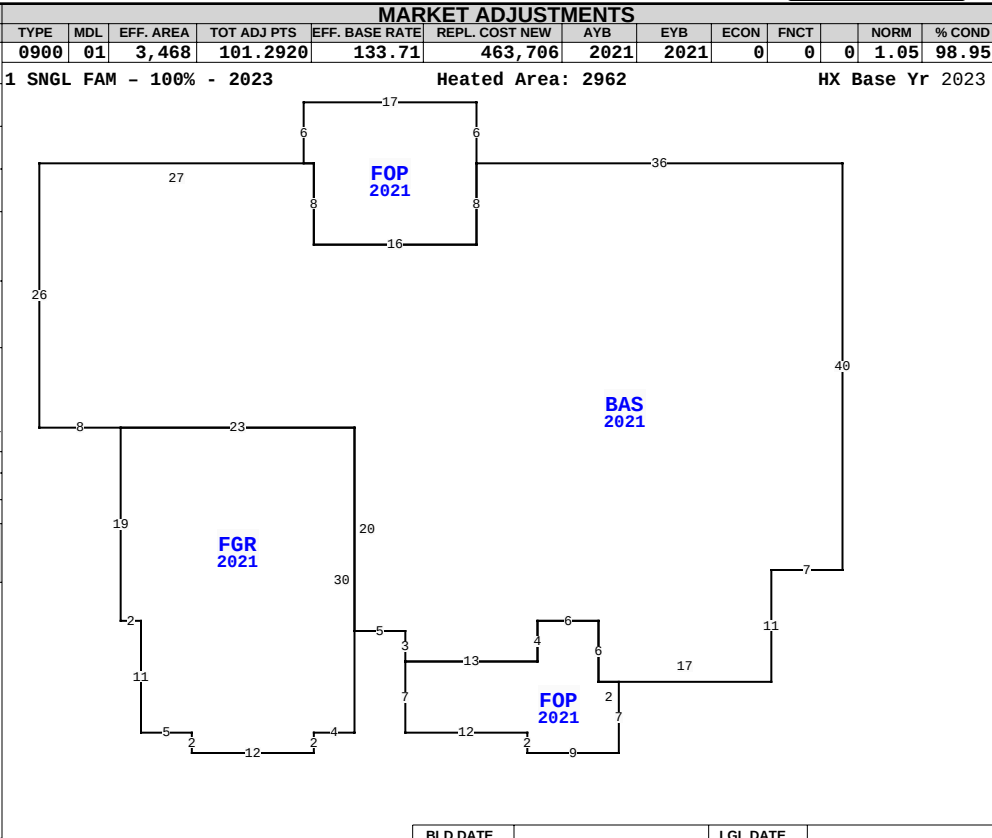
NEIGHBORHOOD/LOC	9016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2021	2,962	391,890
FGR	692	55	2021	381	50,409
FOP	185	30	2021	56	7,409
FOP	230	30	2021	69	9,129

TOTALS	4,069			3,468	458,837
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	
3	0476	VF 6 SBPL	1	100	0	0	522.00	LF	32.00	32.00	
4	0470	VNYL GATE	1	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT	



36477 SHORTLEAF AVE, HILLIARD	BLD DATE	LGL DATE	04/16/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	100	2021	2021	3	99	7,108	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	90	2,250	
3	0476	VF 6 SBPL	1	100	0	0	522.00	LF	32.00	32.00	100	2023	2022		98	16,370	
4	0470	VNYL GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2023	2022		98	882	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										458,837	
TOTAL MARKET OB/XF VALUE										26,610	
TOTAL LAND VALUE - MARKET										53,000	
TOTAL MARKET VALUE										538,447	
SOH/AGL Deduction										0	
ASSESSED VALUE										538,447	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										487,725	
TOTAL JUST VALUE										538,447	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										545,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012308	CO ISSUED	0	09/15/2021
21004123	NEW CONSTR	430,388	04/05/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2526/1042	12/28/2021	SW	Q	I	01	599,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: HODZIC AIDA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W36 FOP=[YR=2021] N6 W17 S6 E1 S8 E16 N8\$ S8 W16 N8 W27 S26 E8 FGR=[YR=2021] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23\$ E23 S20 E5 S3 FOP=[YR=2021] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13\$ E13 N4 E6 S6 E17 N11 E7 N40\$.											