LOT 50
SOUTHERN PINES OR 2476/315

WASHINGTON SIERA A/ROWLAND MICHAEL ALLEN
36509 SHORTLEAF AVENUE
HILLIARD, FL 32046

2025

23-3N-24-3300-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

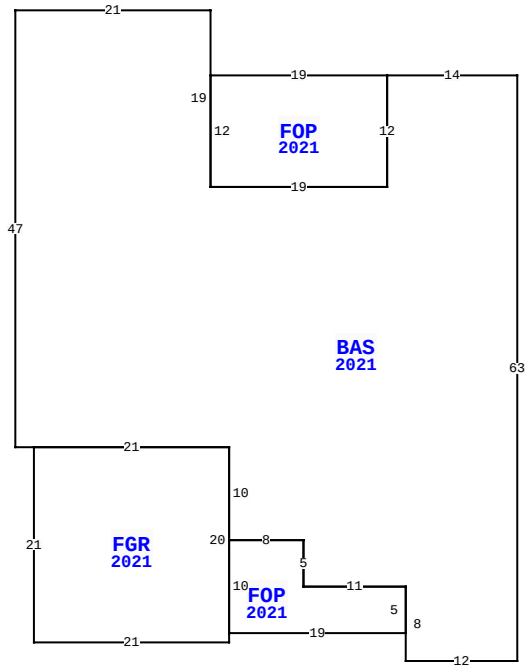
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,600	100	2021	2,600	351,457
FGR	441	55	2021	243	32,847
FOP	135	30	2021	40	5,407
FOP	228	30	2021	68	9,191
TOTALS	3,404			2,951	398,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	103.4940	136.61	403,136	2021	2021	0	0	0	1.05	98.95

1 SNGL FAM – 100% - 2023 Heated Area: 2600 HX Base Yr 2023



36509 SHORTLEAF AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,903
TOTAL MARKET OB/XF VALUE		8,899
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		460,802
SOH/AGL Deduction		0
ASSESSED VALUE		460,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		410,080
TOTAL JUST VALUE		460,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013025	CO ISSUED	0	09/27/2021
21004119	NEW CONSTR	370,307	04/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0423	4/11/2022	SW	Q	I	01	514,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WASHINGTON SIERA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W19 S12 E19 N12$ S12 W19 N19 W21 S47 E2 FGR=[YR=2021] S21 E21 N1 FOP=[YR=2021] E19 N5 W11 N5 W8 S10$ N20 W21$ E21 S10 E8 S5 E11 S8 E12 N63$.

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	1,679.00	SF	4.00	4.00	100	2021	2021	3	99	6,649	
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 8,899

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	000135	C	RES NATURAL	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 10/21/2021 BY TW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS