LOT 52
SOUTHERN PINES OR 2476/315

**CRAMER LYNDA & ROBERT**
36533 SHORTLEAF AVE
HILLIARD, FL 32046

**2025**

**23-3N-24-3300-0052-0000**

## BUILDING CHARACTERISTICS

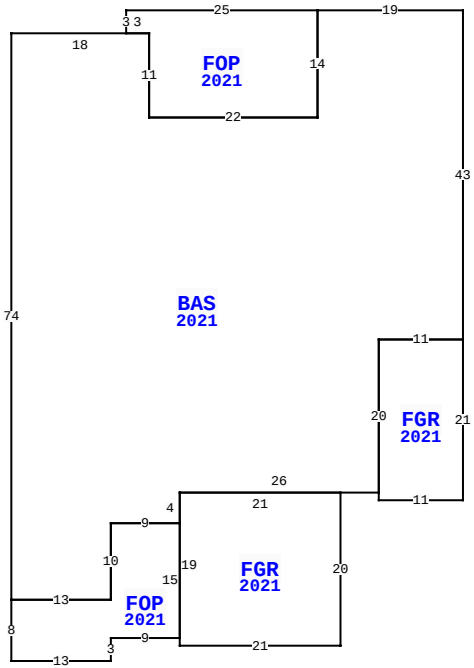
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 3,353 | 100 | 2021 | 3,353 | 437,915 |
| FGR | 231 | 55 | 2021 | 127 | 16,587 |
| FGR | 420 | 55 | 2021 | 231 | 30,170 |
| FOP | 239 | 30 | 2021 | 72 | 9,403 |
| FOP | 317 | 30 | 2021 | 95 | 12,407 |
| TOTALS | 4,560 | | | 3,878 | 506,483 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,878 | 99.9900 | 131.99 | 511,857 | 2021 | 2021 | 0 | 0 | 0 | 1.05 | 98.95 |

1 SNGL FAM – 100% - 2023 Heated Area: 3353 HX Base Yr 2023




36533 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 | | 506,483 |
| TOTAL MARKET OB/XF VALUE | | 51,155 |
| TOTAL LAND VALUE - MARKET | | 53,000 |
| TOTAL MARKET VALUE | | 610,638 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 610,638 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 559,916 |
| TOTAL JUST VALUE | | 610,638 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 618,053 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22014760 | SWIM POOL | 72,436 | 10/03/2022 |
| 21014232 | CO ISSUED | 0 | 10/18/2021 |
| 21005202 | NEW CONSTR | 483,860 | 04/26/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2538/0414 | 2/08/2022 | SW | Q | I | 01 | 629,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: CRAMER LYNDA & ROBE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] W25 S3 E3 S11 E22 N14$ S14 W22 N11 W18 S74 FOP=[YR=2021] S8 E13 N3 E9 FGR=[YR=2021] S1 E21 N20 W21 S19$ N15 W9 S10 W13$ E13 N10 E9 N4 E26 FGR=[YR=2021] S1 E11 N21 W11 S20 $ N20 E11 N43$.

## 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 | 1,752.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 99 | 6,938 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 396.00 | SF | 85.00 | 85.00 | 100 | 2024 | 2023 | | 98 | 32,987 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 898.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 8,980 | |
| 4 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2022 | 2021 | | 90 | 2,250 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,155

| 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 12/05/2023 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS