LOT 53
SOUTHERN PINES OR 2476/315

DEKOW GARY L & CATHERINE A
36541 SHORTLEAF AVENUE
HILLIARD, FL 32046

2025

23-3N-24-3300-0053-0000

BUILDING CHARACTERISTICS

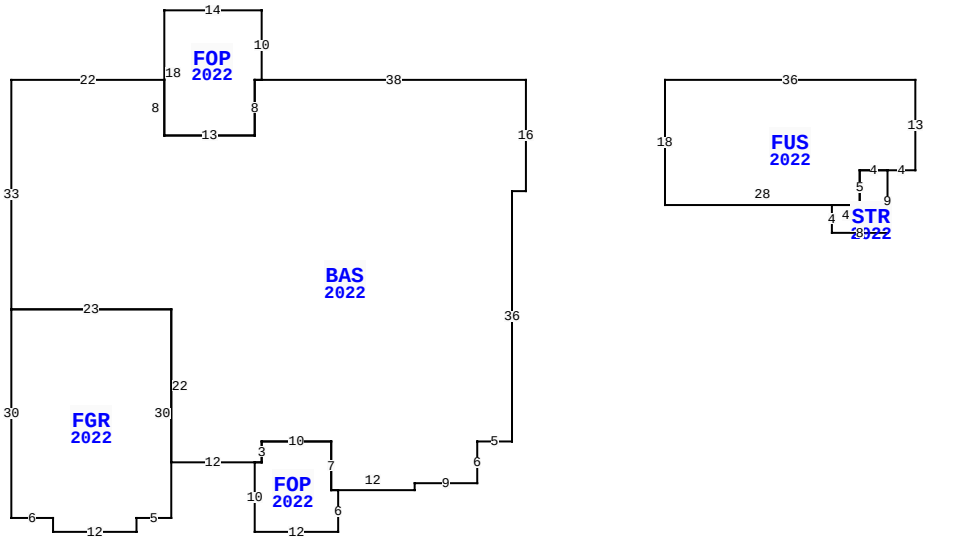
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	3,412	100	2022	3,412	427,954
FGR	714	55	2022	393	49,292
FOP	146	30	2022	44	5,518
FOP	244	30	2022	73	9,156
FUS	608	100	2022	608	76,259
STR	52	10	2022	5	628
TOTALS	5,176			4,535	568,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,535	95.5460	126.12	571,954	2022	2022	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2023 Heated Area: 4020 HX Base Yr 2023



36541 SHORTLEAF AVE, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		568,808
TOTAL MARKET OB/XF VALUE		120,133
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		741,941
SOH/AGL Deduction		0
ASSESSED VALUE		741,941
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		641,219
TOTAL JUST VALUE		741,941
NCON VALUE		15,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		735,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014673		24,263	11/14/2023
230004625	POOL ENCLOSURE	35,000	04/11/2023
22014718	SWIM POOL	105,000	09/27/2022
22004515	CO ISSUED	0	03/23/2022
21011247	NEW CONSTR	566,657	08/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0004	3/25/2022	SW	Q	I	01	659,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: DEKOW GARY L & CATH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 FOP=[YR=2022] N10 W14 S18 E13 N8 E1$ W1 S8 W13 N8 W22 S33 FGR=[YR=2022] S30 E6 S2 E12 N2 E5 N30 W23$ E23 S22 E12 FOP=[YR=2022] S10 E12 N6 W1 N7 W10 S3 W1$ E1 N3 E10 S7 E12 N1 E9 N6 E5 N36 E2 N16$ PTR=E20 FUS=[YR=2022] E36 S13 W4 STR=[YR=2022] S9 W8 N4 E4 N5 E4$ W4 S5 W28 N18$ W20$.

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	2,348.00	SF	4.00	4.00	100	2022	2022	3	99	9,298	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	93	2,325	
3	0861	POOL GUNIT	0	100	0	0	415.00	SF	85.00	85.00	100	2024	2023		98	34,570	
4	0845	KOOL DECK	0	100	0	0	1,517.00	SF	7.25	7.25	100	2024	2023		100	10,998	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0911	SCRN RM A	0	100	0	0	2,710.00	SF	17.50	17.50	100	2024	2023		97	46,002	
7	0940	SHEDS/PORT	0	100	20	18	360.00	SF	30.00	30.00	100	2025	2024		100	10,800	
8	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	2025	2024		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 120,133

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 02/13/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS