LOT 58
SOUTHERN PINES OR 2476/315

DUKE CATINA M
36274 SLASH COURT
HILLIARD, FL 32046

2025

23-3N-24-3300-0058-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

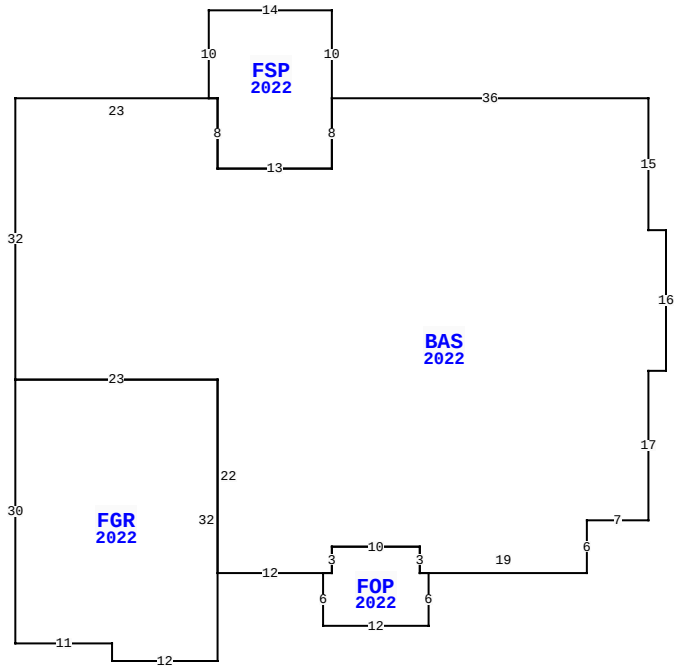
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,238	100	2022	3,238	425,033
FGR	714	55	2022	393	51,587
FOP	102	30	2022	31	4,069
FSP	244	40	2022	98	12,864
TOTALS	4,298			3,760	493,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,760	99.9900	131.99	496,282	2022	2022	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2024 Heated Area: 3238 HX Base Yr



36274 SLASH CT, 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		493,552
TOTAL MARKET OB/XF VALUE		91,823
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		638,375
SOH/AGL Deduction		0
ASSESSED VALUE		638,375
TOTAL EXEMPTION VALUE	13	638,375
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		638,375
NCON VALUE		52,090
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002245	POOL SCREEN ENCLO	18,000	02/26/2024
SP240000401	INGROUND GUNITE S	62,723	01/11/2024
22010876	CO ISSUED	0	07/18/2022
21014409	NEW CONSTR	535,290	10/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1405	7/29/2022	SW	Q	I	01	723,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: DUKE CATINA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W2 N15 W36 S8 W13 N8 W23 S32 E23 S22 E12 E1 N3 E10 S3 E19 N6 E7 N17 E2 N16 $
FGR=[YR=2022;ORIG=-74,17] S30 E11 S2 E12 N32 W23 $
FSP=[YR=2022;ORIG=-38,-15] N10 W14 S10 E1 S8 E13 N8 $
FOP=[YR=2022;ORIG=-39,39] S6 E12 N6 W1 N3 W10 S3 W1 $
.

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	1,837.00	SF	4.00	4.00	100	2022	2022	3	99	7,275	
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	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50	6.50	100	2022	2022	3	99	3,378	
4	0810	CONCRETE A	0	100	0	0	655.00	SF	6.50	6.50	100	2022	2022	3	99	4,215	
5	0476	VF 6 SBPL	0	100	0	0	700.00	LF	32.00	32.00	100	2022	2022	3	98	21,952	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
7	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2025	2024		100	29,750	
8	0855	CONC PAVER	0	100	0	0	533.00	SF	10.00	10.00	100	2025	2024		100	5,330	
9	0911	SCRN RM A	0	100	0	0	972.00	SF	17.50	17.50	100	2025	2024		100	17,010	

LAND DESCRIPTION

TOTAL OB/XF 91,823

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	000100	C	RES	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 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS