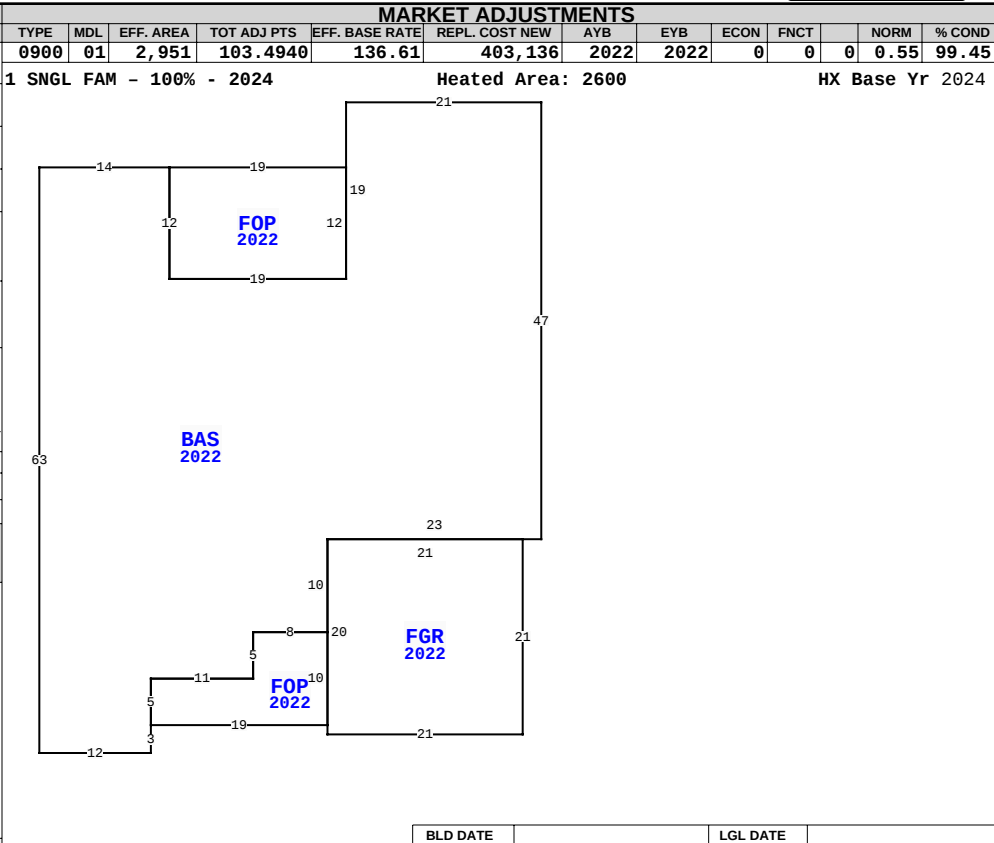




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2022	2,600	353,232
FGR	441	55	2022	243	33,013
FOP	135	30	2022	40	5,434
FOP	228	30	2022	68	9,238
TOTALS	3,404			2,951	400,919



36258 SLASH CT, HILLIARD											XF DATE INC DATE					LAND DATE AG DATE		04/16/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1,796.00	SF	4.00	4.00	100	2022	2022	3	99	7,112										
1.00	UT	2,500.00	2,500.00	100	2022	2022	3	93	2,325										

LAND DESCRIPTION										TOTAL OB/XF								9,437	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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			
REVIEW DATE		08/10/2022		BY		WW		Total Acres: 0.00		Total Land Value: 53,000				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY															PAGE 1 of 1		4
VALUATION SUMMARY															STANDARD		
VALUATION BY															Tax Group: 4		
BUILDING MARKET VALUE															400,919		
TOTAL MARKET OB/XF VALUE															9,437		
TOTAL LAND VALUE - MARKET															53,000		
TOTAL MARKET VALUE															463,356		
SOH/AGL Deduction															58,774		
ASSESSED VALUE															404,582		
TOTAL EXEMPTION VALUE															50,722		
BASE TAXABLE VALUE															353,860		
TOTAL JUST VALUE															463,356		
NCON VALUE															0		
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE															470,273		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010452	CO ISSUED	0	08/01/2022
21016163	NEW CONSTR	421,622	11/19/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2631/255	4/05/2023	SW	Q	I	01	529,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: SMITH JOHN & GERALD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W21 S19 FOP=[YR=2022] N12 W19 S12 E19\$ W19 N12 W14 S63 E12 N3 FOP=[YR=2022] E19 FGR=[YR=2022] S1 E21 N21 W21 S20\$ N10 W8 S5 W11 S5\$ N5 E11 N5 E8 N10 E23 N47\$.									