LOT 62
SOUTHERN PINES OR 2476/315

KANE CHARLES JAY & SALLY J
36261 SLASH COURT
HILLIARD, FL 32046

2025

23-3N-24-3300-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

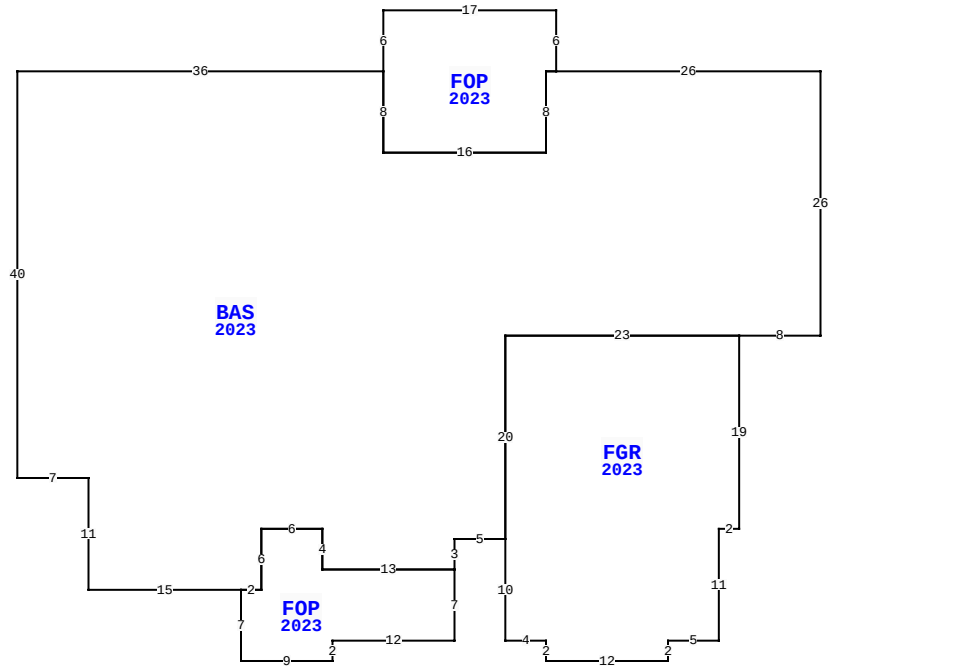
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,962	100	2023	2,962	395,851
FGR	692	55	2023	381	50,919
FOP	185	30	2023	56	7,484
FOP	230	30	2023	69	9,221
TOTALS	4,069			3,468	463,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,468	101.2920	133.71	463,706	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2024 Heated Area: 2962 HX Base Yr 2024



36261 SLASH CT, 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		463,474
TOTAL MARKET OB/XF VALUE		12,565
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		529,039
SOH/AGL Deduction		255,489
ASSESSED VALUE		273,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,828
TOTAL JUST VALUE		529,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004900	CO ISSUED		04/17/2023
22008713	NEW CONSTR	478,186	06/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1222	11/16/2023	SW	Q	I	01	649,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: KANE CHARLES JAY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W26 W1 S8 W16 N8 W36 S40 E7 S11 E15 E2 N6 E6 S4 E13 N3 E5 N20 E23 E8 N26 $
FOP=[YR=2023;ORIG=84,4] W17 S6 S8 E16 N8 E1 N6 $
FOP=[YR=2023;ORIG=74,59] S7 W12 S2 W9 N7 E2 N6 E6 S4 E13 $
FGR=[YR=2023;ORIG=102,36] W23 S20 S10 E4 S2 E12 N2 E5 N11 E2 N19 $
.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
2	0812	CONCRETE C	0	100	0	0	2,535.00	SF	4.00	4.00	100	2024	2023		100	10,140	

LAND DESCRIPTION

TOTAL OB/XF 12,565

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 01/17/2023 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS