LOT 63
SOUTHERN PINES OR 2476/315

JAMES DANIEL JR & CYNTHIA
36269 SLASH CT
HILLIARD, FL 32046

2025

23-3N-24-3300-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

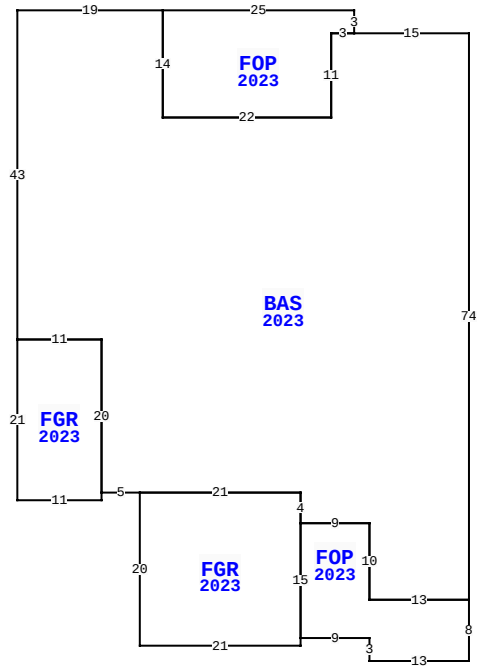
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,353	100	2023	3,353	442,341
FGR	231	55	2023	127	16,755
FGR	420	55	2023	231	30,475
FOP	239	30	2023	72	9,498
FOP	317	30	2023	95	12,533
TOTALS	4,560			3,878	511,601

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	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2024 Heated Area: 3353 HX Base Yr



36269 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		511,601
TOTAL MARKET OB/XF VALUE		10,017
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		574,618
SOH/AGL Deduction		112,592
ASSESSED VALUE		462,026
TOTAL EXEMPTION VALUE	13	462,026
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		574,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008182	CO ISSUED		06/27/2023
22008716	NEW CONSTR	541,401	06/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/1938	6/30/2023	SW	Q	I	01	659,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: JAMES DANIEL JR & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=150,-7] W15 W3 S11 W22 N14 W19 S43 E11 S20 E5 E21 S4 E9 S10 E13 N74 $
FOP=[YR=2023;ORIG=135,-10] W25 S14 E22 N11 E3 N3 $
FGR=[YR=2023;ORIG=102,33] W11 S21 E11 N1 N20 $
FGR=[YR=2023;ORIG=128,53] W21 S20 E21 N1 N15 N4 $
FOP=[YR=2023;ORIG=137,57] W9 S15 E9 S3 E13 N8 W13 N10 $
.

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	0811	CONCRETE B	0	100	0	0	1,460.00	SF	5.20	5.20	100	2024	2023		100	7,592	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 10,017

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 07/09/2021 BY HG Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS