LOT 67
SOUTHERN PINES OR 2476/315

PALMER DALE IRWIN JR & AMY ELIZABETH
36496 SHORTLEAF AVE
HILLIARD, FL 32046

2025

23-3N-24-3300-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

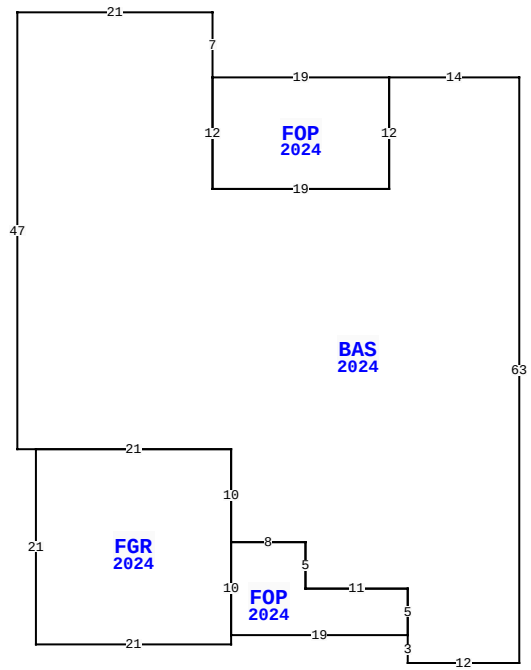
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,600	100	2024	2,600	352,300
FGR	441	55	2024	243	32,927
FOP	135	30	2024	40	5,420
FOP	228	30	2024	68	9,214
TOTALS	3,404			2,951	399,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	102.6480	135.50	399,860	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2600 HX Base Yr 2024



36496 SHORTLEAF AVE, 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		399,860
TOTAL MARKET OB/XF VALUE		69,421
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		522,281
SOH/AGL Deduction		0
ASSESSED VALUE		522,281
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		461,559
TOTAL JUST VALUE		522,281
NCON VALUE		60,540
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003457	ADDING SCREEN ENC	14,000	03/26/2024
SP240002354	401 SQ FT INGROUN	107,979	02/28/2024
B240000314	SHED NO ELECTRIC	25,676	01/10/2024
220008715			11/20/2023
22008715	NEW CONSTR	415,441	06/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/853	11/22/2023	SW	Q	I	01	539,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: PALMER DALE IRWIN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=96,0] E21 S7 S12 E19 N12 E14 S63 W12 N3 N5 W11 N5 W8 N10 W21 W2 N47 $
FGR=[YR=2024;ORIG=119,47] W21 S21 E21 N1 N10 N10 $
FOP=[YR=2024;ORIG=136,7] W19 S12 E19 N12 $
FOP=[YR=2024;ORIG=138,62] S5 W19 N10 E8 S5 E11 $
.

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	1,614.00	SF	4.00	4.00	100	2024	2023		100	6,456	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
3	0861	POOL GUNIT	0	100	0	0	402.00	SF	85.00	85.00	100	2025	2024		100	34,170	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0855	CONC PAVER	0	100	0	0	554.00	SF	10.00	10.00	100	2025	2024		100	5,540	
6	0911	SCRN RM A	0	100	0	0	956.00	SF	17.50	17.50	100	2025	2024		100	16,730	
7	0855	CONC PAVER	0	100	15	14	210.00	SF	10.00	10.00	100	2025	2024		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 69,421

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