

**HENSLEY STEPHEN EDWARD & VIRGINIA LYNN**  
37127 WHIPPOORWILL CT  
HILLIARD, FL 32046

04-3N-24-2121-0008-0000

BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION     |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall    | 03               | HARDIE BRD 100   |      |              |                      |
| Roof Structure   | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover       | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall    | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor   | 13               | LVT/LAMNT 70     |      |              |                      |
| Interior Floor   | 14               | CARPET 30        |      |              |                      |
| 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          | 05               | Quality Level 05 |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM          |                  | MKT AREA 06      |      |              |                      |
| NEIGHBORHOOD/LOC | 6005.00          |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,842            | 100              | 2026 | 1,842        | 230,176              |
| FGR              | 462              | 55               | 2026 | 254          | 31,740               |
| FOP              | 42               | 30               | 2026 | 13           | 1,624                |
| FOP              | 128              | 30               | 2026 | 38           | 4,748                |
| TOTALS           | 2,474            |                  |      | 2,147        | 268,289              |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 2,147     | 119.0112    | 124.96         | 268,289        | 2025 | 2025 | 0    | 0    | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2026

Heated Area: 1842

HX Base Yr

The floor plan shows a rectangular building footprint with several internal divisions. The main area is labeled 'BAS 2026'. There are two smaller areas at the bottom right labeled 'FGR 2026' and 'FOP 2026'. Dimensions are provided for various sections: top edge (24, 16), left edge (40), right edge (54), bottom edge (21, 6, 13), and internal widths (11, 2, 6, 2.9, 6, 3, 2.9, 2). A north arrow points towards the top right.

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 2,147     | 119.0112    | 124.96         | 268,289        | 2025 | 2025 | 0    | 0    | 0.00 | 100.00 |

NASSAU COUNTY PROPERTY

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| VALUATION BY              |  | STANDARD  |  |
|---------------------------|--|-----------|--|
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 268,289   |  |
| TOTAL MARKET OB/XF VALUE  |  | 0         |  |
| TOTAL LAND VALUE - MARKET |  | 32,000    |  |
| TOTAL MARKET VALUE        |  | 300,289   |  |
| SOH/AGL Deduction         |  | 4,500     |  |
| ASSESSED VALUE            |  | 295,789   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 295,789   |  |
| TOTAL JUST VALUE          |  | 300,289   |  |
| NCON VALUE                |  | 268,289   |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 25,000    |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20240256   | NEW SFR     |     | 07/28/2025 |
| 20240256   | NEW SFR     |     | 05/28/2025 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2878/386          | 6/23/2026 | SW        | Q   | I   | 01     | 363,900    |

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE:HENSLEY STEPHEN EDW

2643/6535/24/2023QC U V 11100

GRANTOR:WHISPER RIDGE HOMEOWN

GRANTEE:LGI HOMES FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,0] E24 S8 E16 S54 W13 N1 N7 W6 N9 U2R2  
E2 N3 W6 D2L2 W6 N2 W11 N40 \$  
FOP=[YR=2026;ORIG=100,0] W16 S8 E16 N8 \$  
FOP=[YR=2026;ORIG=87,54] W6 S7 E6 N7 \$  
FGR=[YR=2026;ORIG=85,40] W6 D2L2 W6 N2 W11 S22 E21 N1 N7 N9 U2R2 E2 N3 \$  
.

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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                  |     | 0   | 0003     | PUD   | 0.00  | 0.00        | 1.00      | LT  |           | 1.00   | 1.00    | 1.00       | 32,000.00      | 32,000.00  | 32,000                      |      |         |      |     |    |        |

REVIEW DATE 08/12/2025 BY WW

Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000

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