LOT 17
WHISPER RIDGE OR 2626/1421

STARLING KENNETH DELANE
37132 WHIPPOORWILL CT
HILLARD, FL 32046

2026

04-3N-24-2121-0017-0000

BUILDING CHARACTERISTICS

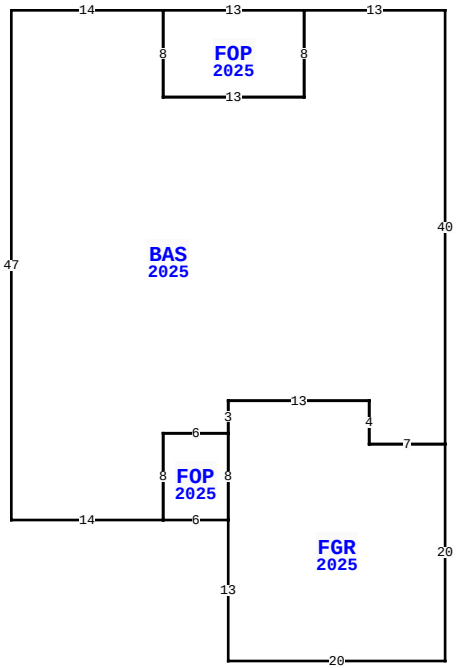
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,536	100	2025	1,536	197,637
FGR	452	55	2025	249	32,039
FOP	48	30	2025	14	1,801
FOP	104	30	2025	31	3,989
TOTALS	2,140			1,830	235,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	122.5400	128.67	235,466	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2025 Heated Area: 1536 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/01/2026 MLU
AG DATE	

37132 WHIPPOORWILL CT, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	235,466
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	267,466
SOH/AGL Deduction	0
ASSESSED VALUE	267,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,466
TOTAL JUST VALUE	267,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240000	NEW SFR		02/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/1698	1/16/2026	SW	Q	I	01	314,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: STARLING KENNETH DE						
2643/653	5/24/2023	QC	U	V	11	100
GRANTOR: WHISPER RIDGE HOMEOWN						
GRANTEE: LGI HOMES FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,0] W13 S8 W13 N8 W14 S47 E14 N8 E6 N3 E13 S4 E7 N40 $
FOP=[YR=2025;ORIG=20,39] W6 S8 E6 N8 $
FGR=[YR=2025;ORIG=40,40] W7 N4 W13 S3 S8 S13 E20 N20 $
FOP=[YR=2025;ORIG=14,0] E13 S8 W13 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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 10/01/2024 BY WW Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/09/2026 BY SYS