LOT 20
WHISPER RIDGE OR 2626/1421

COSTON SETH
37311 WHISPER WAY
HILLIARD, FL 32046

**2026**

**04-3N-24-2121-0020-0000**

## NASSAU COUNTY PROPERTY



### 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 |

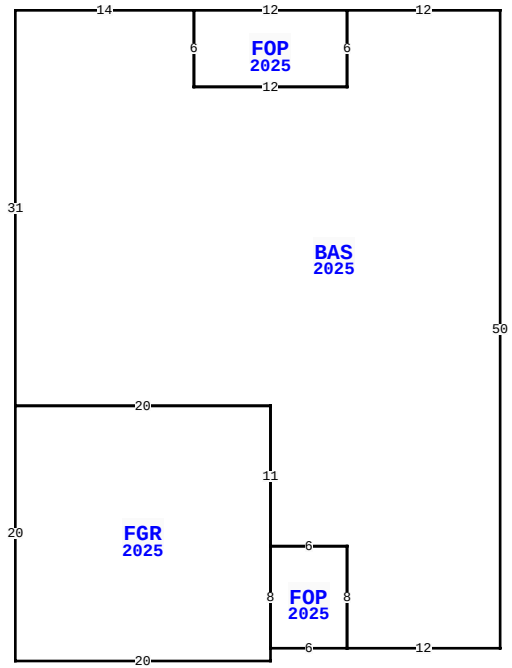
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | 2025 | 1,400 | 183,372 |
| FGR | 400 | 55 | 2025 | 220 | 28,816 |
| FOP | 48 | 30 | 2025 | 14 | 1,834 |
| FOP | 72 | 30 | 2025 | 22 | 2,882 |
| TOTALS | 1,920 | | | 1,656 | 216,903 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,656 | 124.7400 | 130.98 | 216,903 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr




37311 WHISPER WAY, HILLIARD

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 216,903 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 32,000 |
| TOTAL MARKET VALUE | 248,903 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 248,903 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 248,903 |
| TOTAL JUST VALUE | 248,903 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 243,975 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20240085 | CO ISSUED | | 08/02/2024 |
| 20240085 | NEW SFR | | 10/01/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2823/1847 | 10/17/2025 | SW | Q | I | 01 | 295,900 |
| GRANTOR: LGI HOMES-FLORIDA LLC | | | | | | |
| GRANTEE: COSTON SETH | | | | | | |
| 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=68,0] W12 S6 W12 N6 W14 S31 E20 S11 E6 S8 E12 N50 $
FOP=[YR=2025;ORIG=44,0] E12 S6 W12 N6 $
FOP=[YR=2025;ORIG=56,42] W6 S8 E6 N8 $
FGR=[YR=2025;ORIG=30,31] E20 S11 S8 S1 W20 N20 $
.

### 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 | 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 08/01/2024 BY WW Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/09/2026 BY SYS