LOT 23
WHISPER RIDGE OR 2626/1421

MILLER LATHAN
37335 WHISPER WAY
HILLIARD, FL 32046

2026

04-3N-24-2121-0023-0000

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

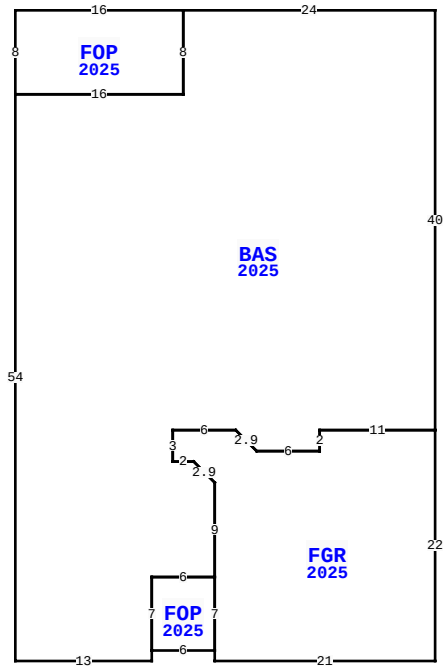
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2025	1,842	228,095
FGR	462	55	2025	254	31,453
FOP	42	30	2025	13	1,610
FOP	128	30	2025	38	4,706
TOTALS	2,474			2,147	265,863

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	117.9332	123.83	265,863	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1842 HX Base Yr



37335 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		265,863
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		297,863
SOH/AGL Deduction		4,580
ASSESSED VALUE		293,283
TOTAL EXEMPTION VALUE	13	293,283
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240045	CO ISSUED		07/29/2024
20240045	NEW SFR		10/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1270	6/09/2025	SW	Q	I	01	351,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MILLER LATHAN						
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=20,0] W24 S8 W16 S54 E13 N1 N7 E6 N9 U2L2 W2 N3 E6 D2R2 E6 N2 E11 N40 $
FOP=[YR=2025;ORIG=-20,0] E16 S8 W16 N8 $
FOP=[YR=2025;ORIG=-7,54] E6 S7 W6 N7 $
FGR=[YR=2025;ORIG=3,42] E6 N2 E11 S22 W21 N1 N7 N9 U2L2 W2 N3 E6 D2R2 $
.

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	100	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