

CURNAYN RONALD II
37429 WHISPER WAY
HILLIARD, FL 32046

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1314

LVT/LAMNT 70
CARPET 30

Air Condition
Heating Type

0404

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units

1.
1. 100
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

1,212

100

2025

1,212

161,923

FGR

420

55

2025

231

30,862

FOP

28

30

2025

8

1,069

PTO

100

5

2025

5

668

TOTALS

1,760

1,456

194,522

EXTRA FEATURES

L N

OBJF 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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/31/2024

BY

WW

Total Acres:

0.00

Total Land Value:

32,000

Market:

0

Agricultural:

0

Common:

32,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTAL

0100011,456127.2348133.60194,522202420240000.00100.00

1 SINGLE FAM 100% - 2026Heated Area: 1212HX Base Yr 2026

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNSALE PRICE

2787/17235/12/2025SW QI01282,900

GRANTOR:LGI HOMES-FLORIDA LLCGRANTEE:CURNAYN RONALD IITotal Sale Price:2643/6535/24/2023QC UV11100GRANTOR:WHISPER RIDGE HOMEOWNGRANTEE:LGI HOMES FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2025;ORIG=25,0] E10 S10 W10 N10 \$
FOP=[YR=2025;ORIG=20,45] E4 S7 W4 N7 \$
FGR=[YR=2025;ORIG=30,52] E15 N4 E5 S24 W20 N20 \$
BAS=[YR=2025;ORIG=50,10] W15 W10 W5 S35 E4 S7 E6 E15 N4 E5 N38 \$

37429 WHISPER WAY, HILLIARD

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/01/2026MLU

Diagram showing lot dimensions and area calculations.

Area Calculations:
Total Gross Area: 1,212
Subarea Market Value: 161,923
Other areas shown include BAS 2025, FGR 2025, and FOP 2025.