LOT 32
WHISPER RIDGE OR 2626/1421

STEVENS DANNY & CHERYL
37445 WHISPER WAY
HILLIARD, FL 32046

2026

04-3N-24-2121-0032-0000

BUILDING CHARACTERISTICS

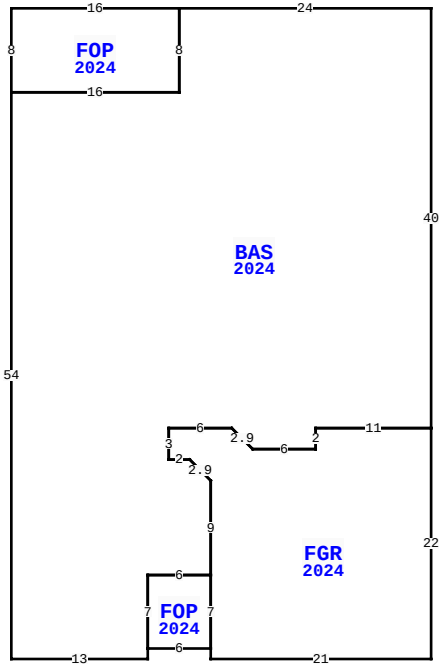
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2024	1,842	229,025
FGR	462	55	2024	254	31,581
FOP	42	30	2024	13	1,616
FOP	128	30	2024	38	4,724
TOTALS	2,474			2,147	266,948

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	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 1842 HX Base Yr 2025



37445 WHISPER WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	266,948
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	298,948
SOH/AGL Deduction	137,869
ASSESSED VALUE	161,079
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,668
TOTAL JUST VALUE	298,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230196	CO ISSUED		12/14/2023
20230196			08/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1265	4/12/2024	SW	Q	I	01	354,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: STEVENS DANNY & CHE						
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=2024;ORIG=0,8] E16 N8 E24 S40 W11 S2 W6 U2L2 W6 S3 E2 D2R2 S9 W6 S7 S1 W13 N54 $
FOP=[YR=2024;ORIG=16,0] W16 S8 E16 N8 $
FOP=[YR=2024;ORIG=19,54] W6 S7 E6 N7 $
FGR=[YR=2024;ORIG=40,40] W11 S2 W6 U2L2 W6 S3 E2 D2R2 S9 S7 S1 E21 N22 $
.

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 12/05/2023 BY WW Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/09/2026 BY SYS