

LOT 38
WHISPER RIDGE OR 2626/1421

BENSON BONNIE
37123 WARDIER LN
HILLIARD, FL 32046

2026

04-3N-24-2121-0038-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION			VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100	0100	01	2,024	119.0112	124.96	252,919	2023	2023	0	0	0	0.50	99.50																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2025										Heated Area: 1686					HX Base Yr 2025														
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																														