LOT 44
WHISPER RIDGE OR 2626/1421

PICKETT LEANNA & JARROD
37474 WHISPER WAY
HILLIARD, FL 32046

2026

04-3N-24-2121-0044-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

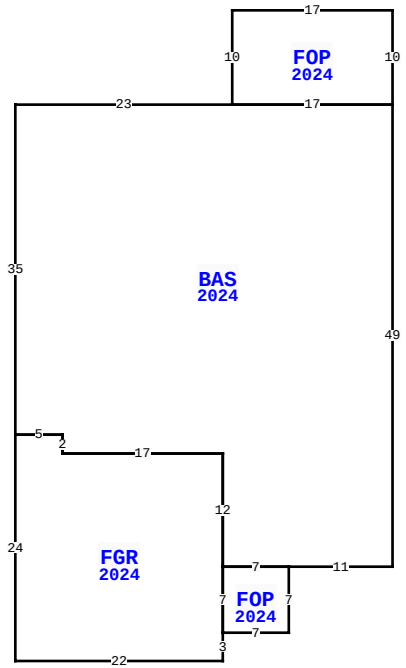
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2024	1,686	209,630
FGR	494	55	2024	272	33,819
FOP	49	30	2024	15	1,865
FOP	170	30	2024	51	6,341
TOTALS	2,399			2,024	251,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	119.0112	124.96	252,919	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2026 Heated Area: 1686 HX Base Yr



37474 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	251,654
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	283,654
SOH/AGL Deduction	0
ASSESSED VALUE	283,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,654
TOTAL JUST VALUE	283,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230120	CO ISSUED		10/27/2023
20230120	NEW SFR		06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2865/940	4/28/2026	WD	Q	I	01	300,000
GRANTOR: HARRIS CARROLL & SUSA						
GRANTEE: PICKETT LEANNA & JA						
2792/240	5/30/2025	SW	Q	I	01	321,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HARRIS CARROLL & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W17 W23 S35 E5 S2 E17 S12 E7 E11 N49 $
FGR=[YR=2024;ORIG=60,45] E5 S2 E17 S12 S7 S3 W22 N24 $
FOP=[YR=2024;ORIG=82,59] E7 S7 W7 N7 $
FOP=[YR=2024;ORIG=83,0] E17 S10 W17 N10 $
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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 06/02/2023 BY DC Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/09/2026 BY SYS