LOT 55
WHISPER RIDGE OR 2626/1421

PINCHEON JAMES/CURRY MORGAN
37386 WHISPER WAY
HILLIARD, FL 32046

2026

04-3N-24-2121-0055-0000

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

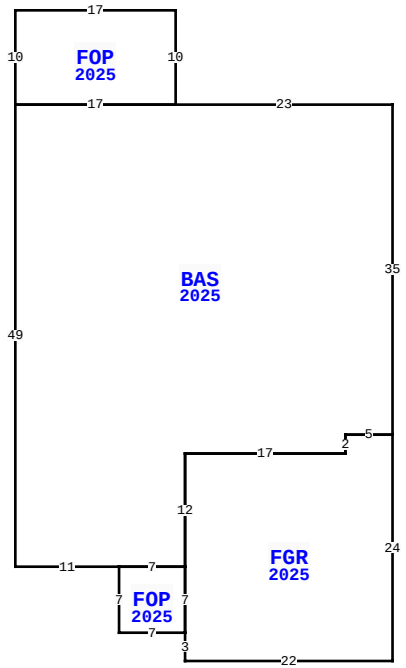
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2025	1,686	210,683
FGR	494	55	2025	272	33,989
FOP	49	30	2025	15	1,874
FOP	170	30	2025	51	6,373
TOTALS	2,399			2,024	252,919

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	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 1686 HX Base Yr



37386 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		252,919
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		284,919
SOH/AGL Deduction		0
ASSESSED VALUE		284,919
TOTAL EXEMPTION VALUE	13	284,919
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		284,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230334	CO ISSUED		04/15/2024
20230334	NEW SFR		09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1632	8/30/2024	SW	Q	I	01	337,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PINCHEON JAMES						
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] E17 E23 S35 W5 S2 W17 S12 W7 W11 N49 $
FOP=[YR=2025;ORIG=-3,-10] W17 S10 E17 N10 $
FOP=[YR=2025;ORIG=-2,49] W7 S7 E7 N7 $
FGR=[YR=2025;ORIG=20,35] W5 S2 W17 S12 S7 S3 E22 N24 $
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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	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 05/07/2024 BY WW Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/09/2026 BY SYS