

MANTLE ETHAN
37346 WHISPER WAY
HILLIARD, FL 32046

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior WallRoof StructurRoof CoverInterior WallInterior FloorInterior FloorAir ConditionHeating TypeBedroomsBathroomsFrameStories Units

31030513140804

HARDIE BRD 100GABLE/HIP 100COMP SHNGL 100DRYWALL 100LVT/LAMNT 70CARPET 30CENTRAL 100AIR DUCTED 1003 1002 100WOOD FRAME 1001. 1000 100

030513140804

GABLE/HIP 100COMP SHNGL 100DRYWALL 100LVT/LAMNT 70CARPET 30CENTRAL 100AIR DUCTED 1003 1002 100WOOD FRAME 1001. 1000 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100MKT AREA066005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPPTO

1,2124202810055302025202520252025

1,21223185161,92330,8621,069668

TOTALS

1,7601,456194,522

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOBJ/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHFACT% CONDTOT ADJUINIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE07/01/2024BYWWTotal Acres: 0.00Total Land Value: 32,000Market: 0Agricultural: 0Common: 32,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEDMLDEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTECONORM% CONDD

0100011,456127.2348133.60194,522202420240000.00100.00

SINGLE FAM0%-2026Heated Area: 1212HX Base Yr

PLOTBASFGRTOTAL OB/XFBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/01/2026MLU

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 3Tax Dist:

BUILDING MARKET VALUEBUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE

194,522032,000226,5220226,5220226,5220226,5220226,5220222,057

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / ISRN CD SALE PRICE

2772/8553/05/2025SWQQI01272,900

GRANTOR:LGI HOMES-FLORIDA LLCGRANTEE:MANTLE ETHAN2643/6535/24/2023QCUV11100GRANTOR:WHISPER RIDGE HOMEOWNGRANTEE:LGI HOMES FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,9] W15 W10 W5 S35 E4 S7 E6 E15 N4 E5 N38 \$ FOP=[YR=2025;ORIG=0,44] E4 S7 W4 N7 \$ FGR=[YR=2025;ORIG=10,51] S20 E20 N24 W5 S4 W15 \$ PT0=[YR=2025;ORIG=5,-1] E10 S10 W10 N10 \$.