LOT 42
SOUTHERN PINES OR 2476/315

MACK BILL & STACY
36445 SHORTLEAF AVE
HILLIARD, FL 32046

2026

23-3N-24-3300-0042-0000

BUILDING CHARACTERISTICS

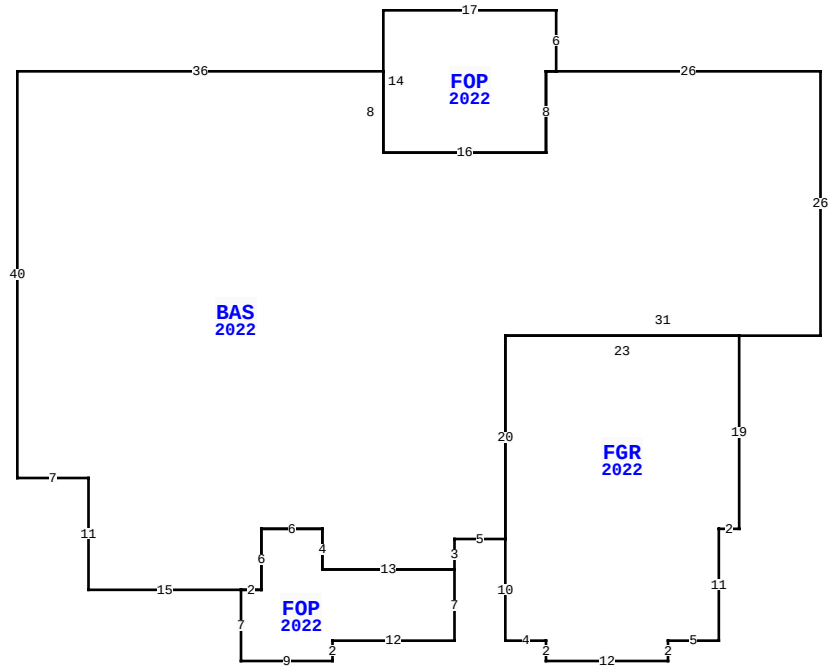
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2022	2,962	412,671
FGR	692	55	2022	381	53,082
FOP	185	30	2022	56	7,802
FOP	230	30	2022	69	9,613
TOTALS	4,069			3,468	483,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,468	101.2920	140.80	488,294	2022	2022	0	0	0	1.05	98.95

1 SNGL FAM 0% - 2025 Heated Area: 2962 HX Base Yr



36445 SHORTLEAF AVE, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	483,167
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	549,667
SOH/AGL Deduction	0
ASSESSED VALUE	549,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,667
TOTAL JUST VALUE	549,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250004021	NEW INGROUND SWIM	74,207	04/16/2025
22003234	CO ISSUED	0	11/30/2022
22007343	NEW CONSTR	490,327	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1655	4/26/2024	SW	Q	I	01	634,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: MACK BILL & STACY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 FOP=[YR=2022] N6 W17 S14 E16 N8 E1$ W1 S8 W16 N8 W36 S40 E7 S11 E15 FOP=[YR=2022] S7 E9 N2 E12 N7 W13 N4 W6 S6 W2$ E2 N6 E6 S4 E13 N3 E5 FGR=[YR=2022] S10 E4 S2 E12 N2 E5 N11 E2 N19 W23 S20$ N20 E31 N26$.

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
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	62,000.00	62,000.00	62,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS