LOT 43
SOUTHERN PINES OR 2476/315

COLE CHRISTOPHER JOSEPH JR
36453 SHORTLEAF AVE
HILLIARD, FL 32046

2026

23-3N-24-3300-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

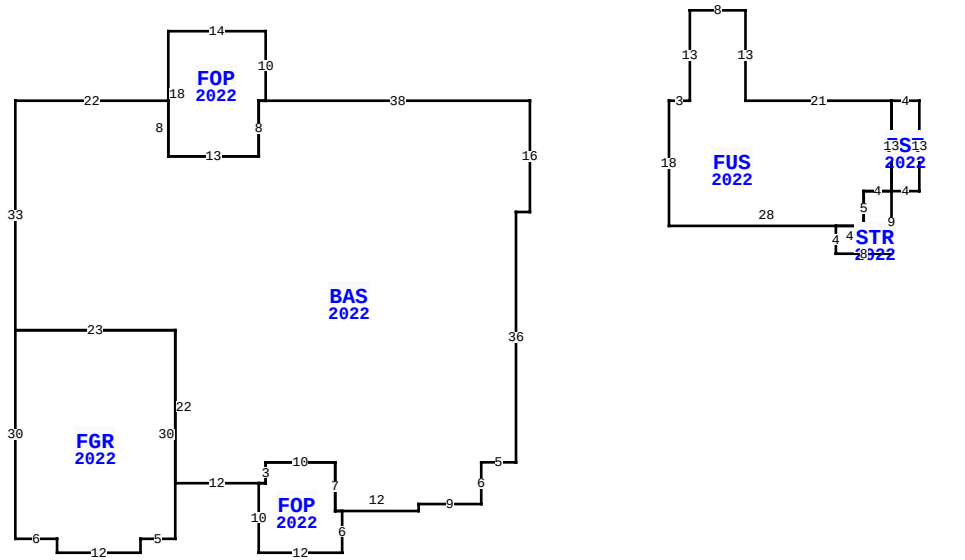
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,412	100	2022	3,412	444,968
FGR	714	55	2022	393	51,252
FOP	146	30	2022	44	5,738
FOP	244	30	2022	73	9,520
FST	52	55	2022	29	3,782
FUS	660	100	2022	660	86,073
STR	52	10	2022	5	652
TOTALS	5,280			4,616	601,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,616	94.7720	131.73	608,066	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 4072 HX Base Yr 2024



36453 SHORTLEAF AVE, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		601,985
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		668,485
SOH/AGL Deduction		13,591
ASSESSED VALUE		654,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		603,483
TOTAL JUST VALUE		668,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018025	CO ISSUED	0	12/08/2022
22007341	NEW CONSTR	657,734	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/431	6/30/2023	SW	Q	I	01	702,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: COLE CHRISTOPHER JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 FOP=[YR=2022] N10 W14 S18 E13 N8 E1$ W1 S8 W13 N8 W22 S33 FGR=[YR=2022] S30 E6 S2 E12 N2 E5 N30 W23$ E23 S22 E12 FOP=[YR=2022] S10 E12 N6 W1 N7 W10 S3 W1$ E1 N3 E10 S7 E12 N1 E9 N6 E5 N36 E2 N16$ PTR=E20 FUS=[YR=2022] E3 N13 E8 S13 E21 FST=[YR=2022] E4 S13 W4 N13$ S13 STR=[YR=2022] S9 W8 N4 E4 N5 E4$ W4 S5 W28 N18$ W20$.

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	100	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	000134	C	RES POND	100	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