LOT 46
SOUTHERN PINES OR 2476/315

HODZIC AIDA
36477 SHORTLEAF AVENUE
HILLIARD, FL 32046

2026

23-3N-24-3300-0046-0000

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

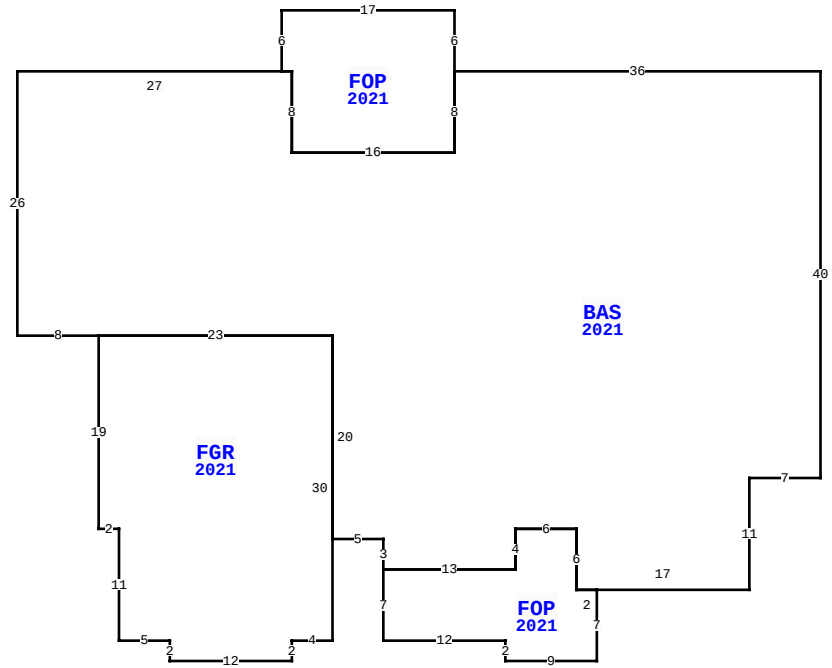
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2021	2,962	410,586
FGR	692	55	2021	381	52,814
FOP	185	30	2021	56	7,763
FOP	230	30	2021	69	9,564
TOTALS	4,069			3,468	480,725

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	2021	2021	0	0	0	1.55	98.45

1 SNGL FAM 100% - 2023 Heated Area: 2962 HX Base Yr 2023



36477 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		480,725
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		547,025
SOH/AGL Deduction		0
ASSESSED VALUE		547,025
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		495,614
TOTAL JUST VALUE		547,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012308	CO ISSUED	0	09/15/2021
21004123	NEW CONSTR	430,388	04/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/1042	12/28/2021	SW	Q	I	01	599,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HODZIC AIDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 FOP=[YR=2021] N6 W17 S6 E1 S8 E16 N8$ S8 W16 N8 W27 S26 E8 FGR=[YR=2021] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23$ E23 S20 E5 S3 FOP=[YR=2021] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13$ E13 N4 E6 S6 E17 N11 E7 N40$.

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	2021	2021	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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 01/06/2023 BY WWA Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS