



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

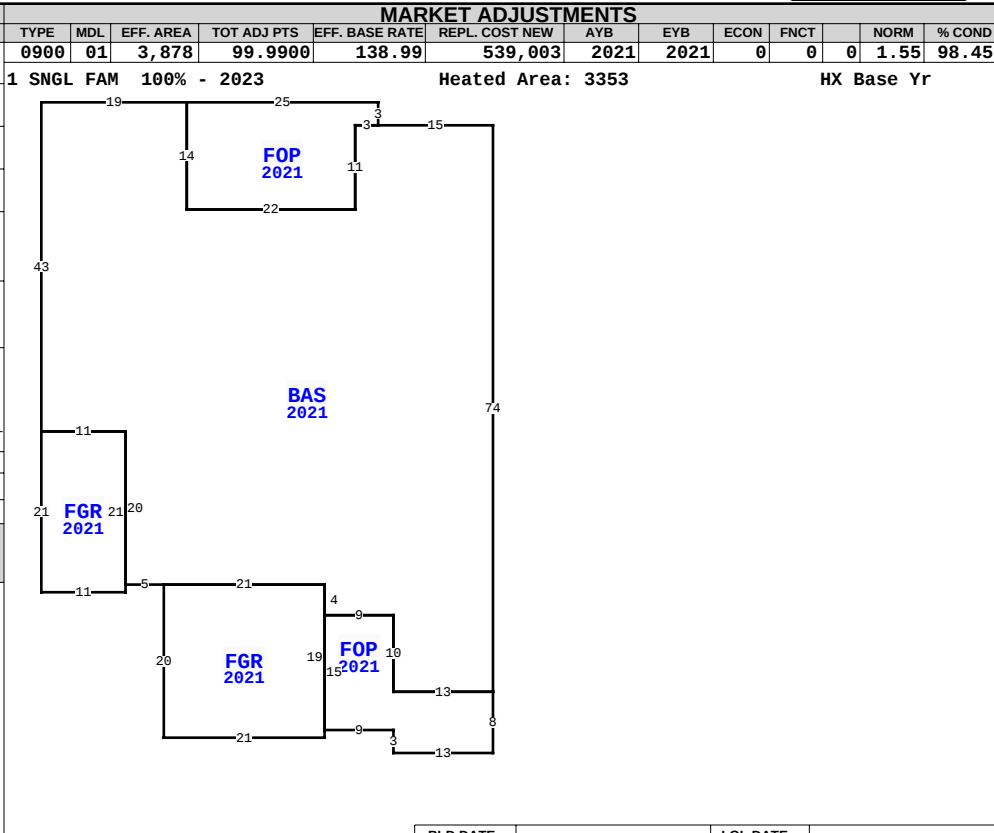
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	2021	3,353	458,809
FGR	231	55	2021	127	17,378
FGR	420	55	2021	231	31,609
FOP	239	30	2021	72	9,852
FOP	317	30	2021	95	12,999

TOTALS	4,560			3,878	530,648
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	100	0	0	1,540.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0006	OR	0.00	0.00	1.00



36493 SHORTLEAF AVE, HILLIARD	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
5	0911	SCRN RM A	0	100	0	0	1,540.00	SF	18.00	18.00	100	2024	2023		93	25,780	

TOTAL OB/XF										80,080							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				530,648	
TOTAL MARKET OB/XF VALUE				80,080	
TOTAL LAND VALUE - MARKET				62,000	
TOTAL MARKET VALUE				672,728	
SOH/AGL Deduction				86,012	
ASSESSED VALUE				586,716	
TOTAL EXEMPTION VALUE		13		586,716	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				672,728	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				641,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003897	ADDITION	29,965	03/23/2023
22017850	SWIM POOL	93,706	12/05/2022
21012554	CO ISSUED	0	09/20/2021
21004230	NEW CONSTR	483,860	04/07/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2546/0065	3/04/2022	SW	Q	I	01	624,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: AUTRAND GREGORY & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FOP=[YR=2021] N3 W25 S14 E22 N11 E3\$ W3 S11 W22 N14 W19 S43 FGR=[YR=2021] S21 E11 N21 W11\$ E11 S20 E5 FGR=[YR=2021] S20 E21 N1 FOP=[YR=2021] E9 S3 E13 N8 W13 N10 W9 S15\$ N19 W21\$ E21 S4 E9 S10 E13 N74\$.									