LOT 56
SOUTHERN PINES OR 2476/315

HENDERSON CINDY & JON
36536 SHORTLEAF AVE
HILLIARD, FL 32046

2026

23-3N-24-3300-0056-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

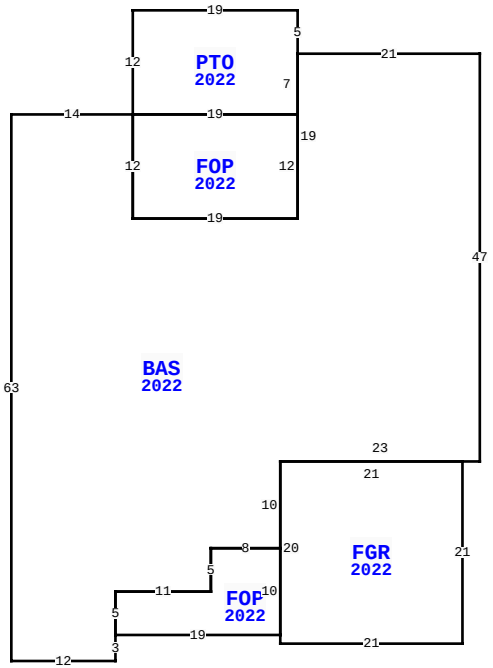
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2022	2,600	370,109
FGR	441	55	2022	243	34,591
FOP	135	30	2022	40	5,694
FOP	228	30	2022	68	9,679
PTO	228	5	2022	11	1,565
TOTALS	3,632			2,962	421,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	103.4940	143.86	426,113	2022	2022	0	0	0	1.05	98.95

1 SNGL FAM 100% - 2023 Heated Area: 2600 HX Base Yr 2023



36536 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		421,639
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		488,139
SOH/AGL Deduction		3,818
ASSESSED VALUE		484,321
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		427,910
TOTAL JUST VALUE		488,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004151	CO ISSUED	0	03/16/2022
21011146	NEW CONSTR	370,307	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/1665	3/18/2022	SW	Q	I	02	519,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HENDERSON CINDY & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 PTO=[YR=2022] N5 W19 S12 FOP=[YR=2022] S12 E19 N12 W19$ E19 N7$ S19 W19 N12 W14 S63 E12 N3 FOP=[YR=2022] E19 FGR=[YR=2022] S1 E21 N21 W21 S20$ N10 W8 S5 W11 S5$ N5 E11 N5 E8 N10 E23 N47$.

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	000100	C	RES	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