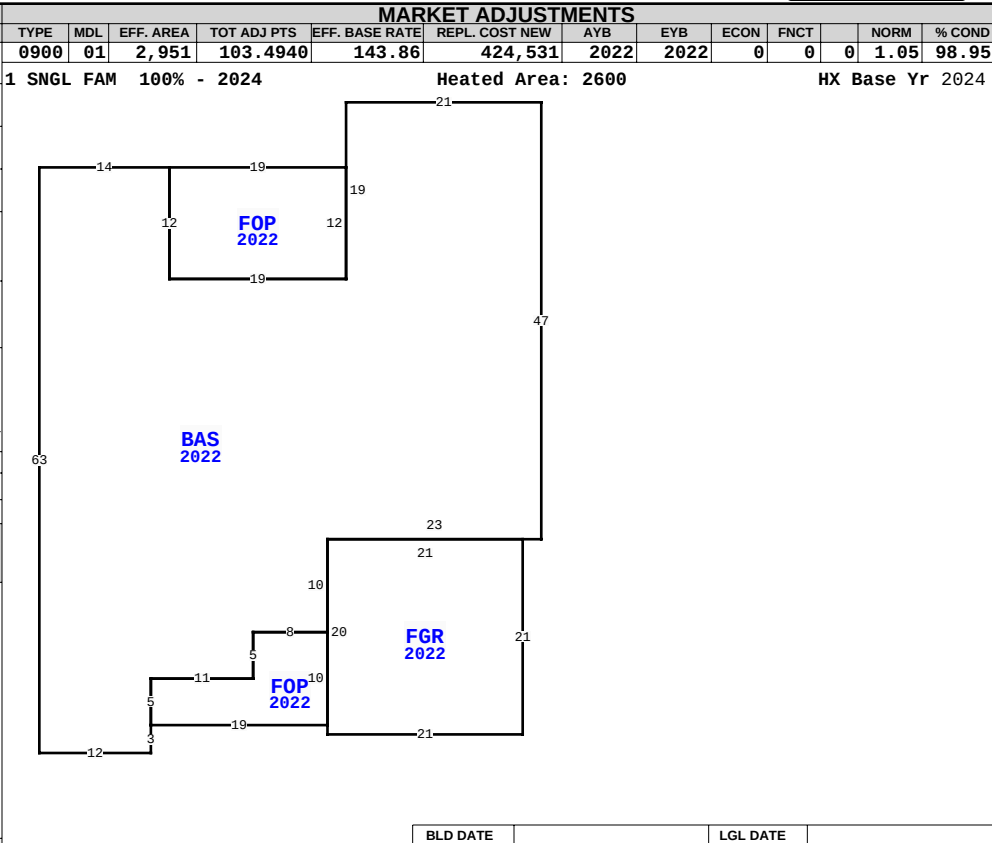




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	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
TOTALS	3,404			2,951	420,073



36258 SLASH CT, HILLIARD

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

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	2022	2022	3	90	4,500

LAND DESCRIPTION										TOTAL OB/XF							4,500	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		

NASSAU COUNTY PROPERTY															PAGE 1 of 1 4									
VALUATION SUMMARY															STANDARD									
VALUATION BY															Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE															420,073									
TOTAL MARKET OB/XF VALUE															4,500									
TOTAL LAND VALUE - MARKET															62,000									
TOTAL MARKET VALUE															486,573									
SOH/AGL Deduction															71,067									
ASSESSED VALUE															415,506									
TOTAL EXEMPTION VALUE															51,411									
BASE TAXABLE VALUE															364,095									
TOTAL JUST VALUE															486,573									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															463,356									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010452	CO ISSUED	0	08/01/2022
21016163	NEW CONSTR	421,622	11/19/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2631/255	4/05/2023	SW	Q	I	01	529,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: SMITH JOHN & GERALD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W21 S19 FOP=[YR=2022] N12 W19 S12 E19\$ 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\$.									