LOT 61
SOUTHERN PINES OR 2476/315

PHILLIPS RUSSELL HAYS & LINDA L
36253 SLASH COURT
HILLIARD, FL 32046

2026

23-3N-24-3300-0061-0000

BUILDING CHARACTERISTICS

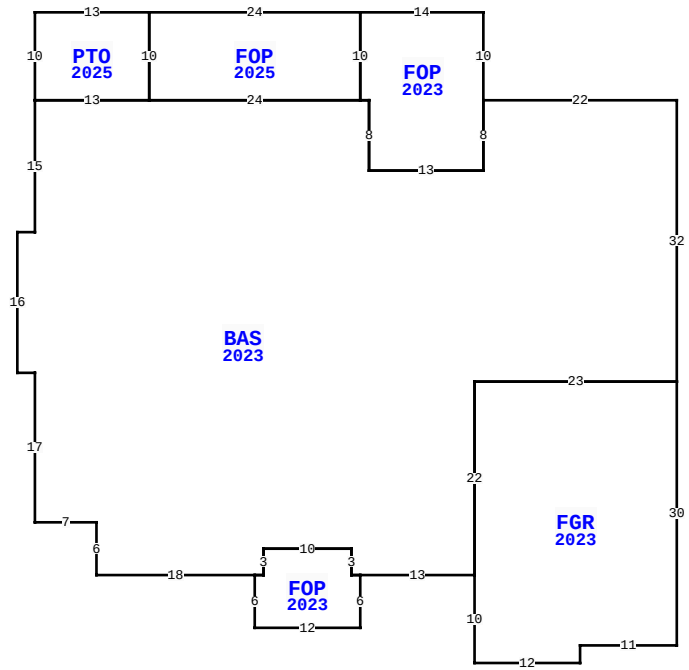
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,292	100	2023	3,292	455,038
FGR	714	55	2023	393	54,323
FOP	102	30	2023	31	4,285
FOP	244	30	2023	73	10,090
FOP	240	30	2025	72	9,952
PTO	130	5	2025	6	829
TOTALS	4,722			3,867	534,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,867	99.9900	138.99	537,474	2023	2023	0	0	0	0.55	99.45

1 SNGL FAM 100% - 2024 Heated Area: 3292 HX Base Yr 2024



36253 SLASH CT, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		534,518
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		601,168
SOH/AGL Deduction		170,672
ASSESSED VALUE		430,496
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		374,085
TOTAL JUST VALUE		601,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010472	PATIO ADDITION TO	11,772	09/11/2024
230004903	CO ISSUED		04/17/2023
22008714	NEW CONSTR	523,203	06/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/17	4/20/2023	SW	Q	I	02	634,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: PHILLIPS RUSSELL HA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,10] W22 S8 W13 N8 W1 W24 W13 S15 W2 S16 E2 S17 E7 S6 E18 E1 N3 E10 S3 E1 E13 N22 E23 N32 $
FGR=[YR=2023;ORIG=130,42] W23 S22 S10 E12 N2 E11 N30 $
FOP=[YR=2023;ORIG=108,0] W14 S10 E1 S8 E13 N8 N10 $
FOP=[YR=2023;ORIG=93,61] W10 S3 W1 S6 E12 N6 W1 N3 $
FOP=[YR=2025;ORIG=70,0] E24 S10 W24 N10 $
PTO=[YR=2025;ORIG=57,0] E13 S10 W13 N10 $
.

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	2024	2023		93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS