LOT 94
SOUTHERN PINES OR 2476/315

PORTERFIELD JOHN B & WANDA C
36432 SHORTLEAF AVE
HILLIARD, FL 32046

2026

23-3N-24-3300-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

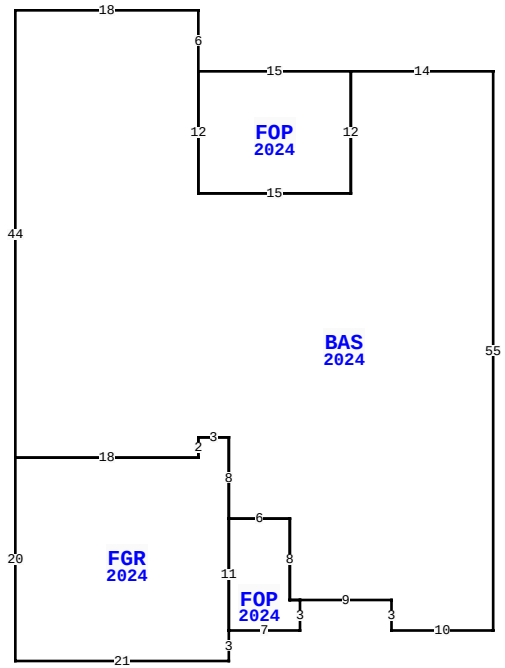
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,054	100	2024	2,054	309,142
FGR	426	55	2024	234	35,219
FOP	69	30	2024	21	3,161
FOP	180	30	2024	54	8,127
TOTALS	2,729			2,363	355,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	108.8780	151.34	357,616	2023	2023	0	0	0	0.55	99.45

1 SNGL FAM 100% - 2024 Heated Area: 2054 HX Base Yr 2024



36432 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		368,886
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		430,886
SOH/AGL Deduction		9,476
ASSESSED VALUE		421,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,999
TOTAL JUST VALUE		430,886
NCON VALUE		13,237
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013269	INSTALL 18 X 30 S	35,019	11/27/2024
230010956	NEW SFR	381,880	08/24/2023
230004795	CO ISSUED	381,880	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1237	12/29/2023	SW	Q	I	01	464,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: PORTERFIELD JOHN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=77,6] W14 S12 W15 N12 N6 W18 S44 E18 N2 E3 S8 E6 S8 E1 E9 S3 E10 N55 $
FOP=[YR=2024;ORIG=48,6] E15 S12 W15 N12 $
FOP=[YR=2024;ORIG=51,50] E6 S8 E1 S3 W7 N11 $
FGR=[YR=2024;ORIG=30,44] E18 N2 E3 S8 S11 S3 W21 N20 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/04/2025 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

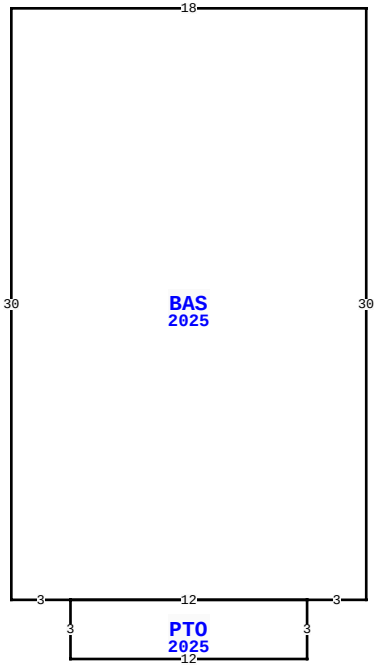
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2025	540	13,189
PTO	36	5	2025	2	49
TOTALS	576			542	13,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	542	63.2500	24.67	13,371	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 540 HX Base Yr 2024



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NASSAU COUNTY PROPERTY

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GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: PORTERFIELD JOHN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=62,10] E18 S30 W3 W12 W3 N30 $
PTO=[YR=2025;ORIG=65,40] E12 S3 W12 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/04/2025 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS