

VAUGHN BOBBY & DIANNE
36292 SUGAR CT
HILLIARD, FL 32046

23-3N-24-3300-0038-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	4										
Exterior Wall	31	HARDIE BRD 90	0900	01	3,468	106.5498	126.53	438,806	2022	2022	0	0	0	0.00	100.00	VALUATION BY									
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2023													Heated Area: 2962									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	13	LVT/LAMNT 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
															VALUATION BY										
															STANDARD										
															Tax Group: 4										
															Tax Dist:										
															BUILDING MARKET VALUE										
															TOTAL MARKET OB/XF VALUE										
															TOTAL LAND VALUE - MARKET										
															TOTAL MARKET VALUE										
															SOH/AGL Deduction										
															ASSESSED VALUE										
															TOTAL EXEMPTION VALUE										
															BASE TAXABLE VALUE										
															TOTAL JUST VALUE										
															NCON VALUE										
															INCOME VALUE										
															PREVIOUS YEAR MKT VALUE										
															85,000										