



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

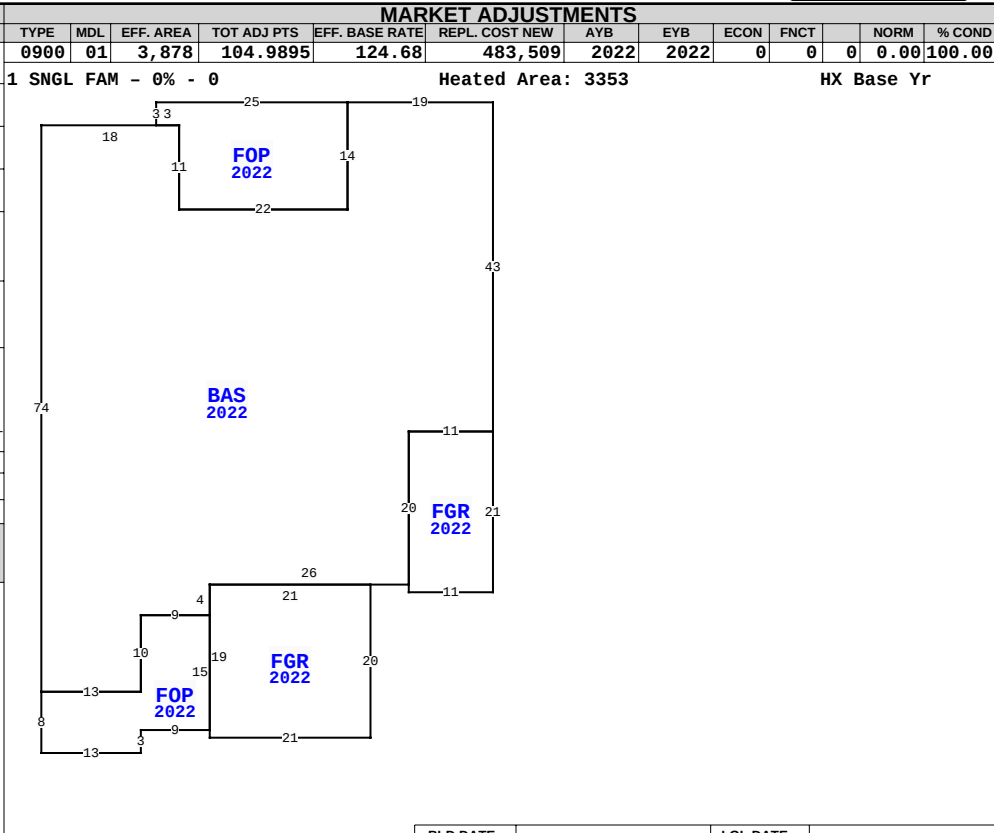
MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	3,353	418,052
FGR	231	55	127	15,834
FGR	420	55	231	28,801
FOP	239	30	72	8,977
FOP	317	30	95	11,845

TOTALS	4,560		3,878	483,509
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0600	SUMMER KIT	0	0	0	1.00	UT	2,500.00	
2	0812	CONCRETE C	0	0	0	1,962.00	SF	4.00	



36278 SUGAR CT, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0600	SUMMER KIT	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	100	2,500	
2	0812	CONCRETE C	0	0	0	1,962.00	SF	4.00	4.00	100	2022	2022	3	100	7,848	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	SFR POND	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										483,509									
TOTAL LAND VALUE - MARKET										10,348									
TOTAL MARKET VALUE										60,000									
SOH/AGL Deduction										553,857									
ASSESSED VALUE										0									
TOTAL EXEMPTION VALUE										553,857									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										553,857									
NCON VALUE										493,857									
INCOME VALUE										85,000									
PREVIOUS YEAR MKT VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001944	CO ISSUED	0	10/14/2022
22005502	NEW CONSTR	551,045	04/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2617/0106	1/27/2023	SW	Q	I	02	649,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: JALIL AMIR & DARNEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W19 FOP=[YR=2022] W25 S3 E3 S11 E22 N14\$ S14 W22 N11 W18 S74 FOP=[YR=2022] S8 E13 N3 E9 FGR=[YR=2022] S1 E21 N20 W21 S19\$ N15 W9 S10 W13\$ E13 N10 E9 N4 E26 FGR=[YR=2022] S1 E11 N21 W11 S20\$ N20 E11 N43\$.									