LOT 33
SOUTHERN PINES OR 2476/315

BITTLE JIMMY LEE JR & ANGELA LEILANI
36273 SUGAR CT
HILLIARD, FL 32046

2024

23-3N-24-3300-0033-0000

BUILDING CHARACTERISTICS

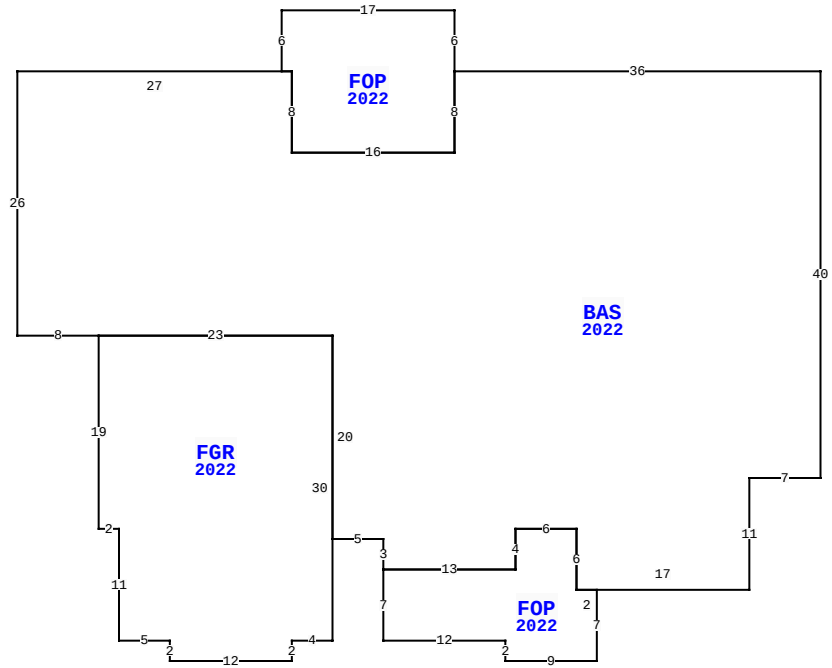
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2,962	393,601
FGR	692	55	381	50,629
FOP	185	30	56	7,441
FOP	230	30	69	9,169
TOTALS	4,069		3,468	460,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,468	106.3566	132.95	461,071	2022	2022	0	0	0	0.05	99.95

1 SNGL FAM – 0% - 2024 Heated Area: 2962 HX Base Yr



36273 SUGAR CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	460,840
TOTAL MARKET OB/XF VALUE	10,509
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	531,349
SOH/AGL Deduction	0
ASSESSED VALUE	531,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,349
TOTAL JUST VALUE	531,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016622	CO ISSUED	0	11/07/2022
22007342	NEW CONSTR	490,327	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/1351	10/19/2023	SW	Q	I	01	619,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BITTLE JIMMY LEE JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 FOP=[YR=2022] N6 W17 S6 E1 S8 E16 N8$ S8 W16 N8 W27 S26 E8 FGR=[YR=2022] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23$ E23 S20 E5 S3 FOP=[YR=2022] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13$ E13 N4 E6 S6 E17 N11 E7 N40$.

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
1	0812	CONCRETE C	0	0	0	0	2,021.00	SF	4.00	4.00	100	2022	2022	3	100	8,084	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 10,509

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	000135	C	SFR CNSVTN	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/30/2022 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS