LOT 97
SOUTHERN PINES OR 2476/315

MARTIN CALVIN III & TANAMISA D
36233 SUGAR CT
HILLIARD, FL 32046

2024

23-3N-24-3300-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

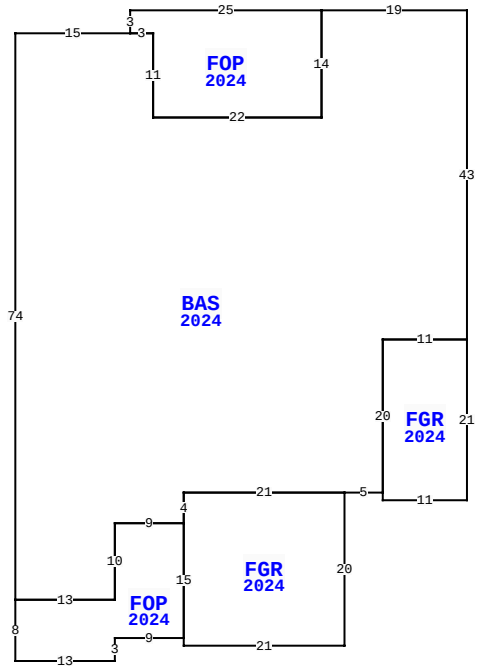
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,353	100	3,353	440,048
FGR	231	55	127	16,667
FGR	420	55	231	30,316
FOP	239	30	72	9,449
FOP	317	30	95	12,468
TOTALS	4,560		3,878	508,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,878	104.9895	131.24	508,949	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3353 HX Base Yr



36233 SUGAR CT, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	508,949
TOTAL MARKET OB/XF VALUE	8,408
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	577,357
SOH/AGL Deduction	0
ASSESSED VALUE	577,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,357
TOTAL JUST VALUE	577,357
NCON VALUE	517,357
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007640	NEW IN-GROUND SWI	82,820	06/27/2024
230003297	CO ISSUED	620,837	12/01/2023
230006943	NEW SFR	620,837	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/365	2/15/2024	SW	Q	I	01	680,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MARTIN CALVIN III &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,-7] E15 E3 S11 E22 N14 E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 $
FOP=[YR=2024;ORIG=110,-10] W25 S3 E3 S11 E22 N14 $
FGR=[YR=2024;ORIG=129,33] W11 S20 S1 E11 N21 $
FGR=[YR=2024;ORIG=113,53] W21 S4 S15 S1 E21 N20 $
FOP=[YR=2024;ORIG=92,57] W9 S10 W13 S8 E13 N3 E9 N15 $
.

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	1,477.00	SF	4.00	4.00	100	2024	2023		100	5,908	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 8,408

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	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							

REVIEW DATE 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS