LOT 37
SOUTHERN PINES OR 2476/315

DAVIS WILLIAM & JENNIFER
36300 SUGAR COURT
HILLIARD, TX 32046

2025

23-3N-24-3300-0037-0000

BUILDING CHARACTERISTICS

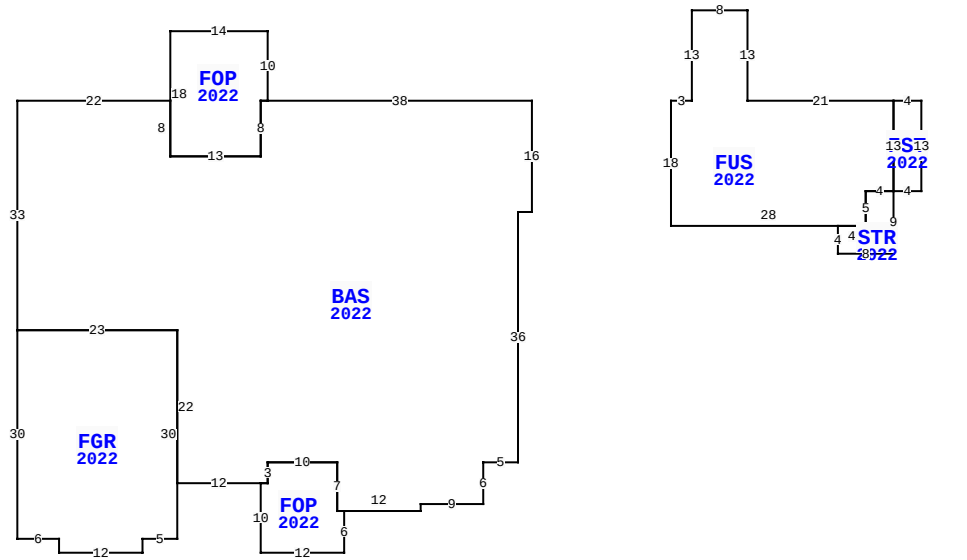
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	3,412	100	2022	3,412	420,252
FGR	714	55	2022	393	48,405
FOP	146	30	2022	44	5,419
FOP	244	30	2022	73	8,991
FST	52	55	2022	29	3,572
FUS	660	100	2022	660	81,291
STR	52	10	2022	5	616
TOTALS	5,280			4,616	568,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,616	93.8260	123.85	571,692	2022	2022	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2023 Heated Area: 4072 HX Base Yr 2023



36300 SUGAR CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		568,548
TOTAL MARKET OB/XF VALUE		65,127
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		686,675
SOH/AGL Deduction		115,394
ASSESSED VALUE		571,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		520,559
TOTAL JUST VALUE		686,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018970	SWIM POOL	114,580	12/30/2022
22013725	CO ISSUED	0	09/09/2022
22005617	NEW CONSTR	642,456	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1657	9/13/2022	SW	Q	I	01	759,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: DAVIS WILLIAM & JEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W38 FOP=[YR=2022] N10 W14 S18 E13 N8 E1$ W1 S8 W13 N8 W22 S33 FGR=[YR=2022] S30 E6 S2 E12 N2 E5 N30 W23$ E23 S22 E12 FOP=[YR=2022] S10 E12 N6 W1 N7 W10 S3 W1$ E1 N3 E10 S7 E12 N1 E9 N6 E5 N36 E2 N16$ PTR=E20 FUS=[YR=2022] E3 N13 E8 S13 E21 FST=[YR=2022] E4 S13 W4 N13$ S13 STR=[YR=2022] S9 W8 N4 E4 N5 E4$ W4 S5 W28 N18$ W20$.

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	100	0	0	2,730.00	SF	4.00	4.00	100	2022	2022	3	99	10,811	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	93	2,325	
3	0861	POOL GUNIT	0	100	0	0	485.00	SF	85.00	85.00	100	2024	2023		98	40,401	
4	0855	CONC PAVER	0	100	0	0	965.00	SF	10.00	10.00	100	2024	2023		100	9,650	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 65,127

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	RES NATURAL	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							

REVIEW DATE 12/05/2023 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS