LOT 38
SOUTHERN PINES OR 2476/315

**VAUGHN BOBBY & DIANNE**
36292 SUGAR CT
HILLIARD, FL 32046

**2025**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

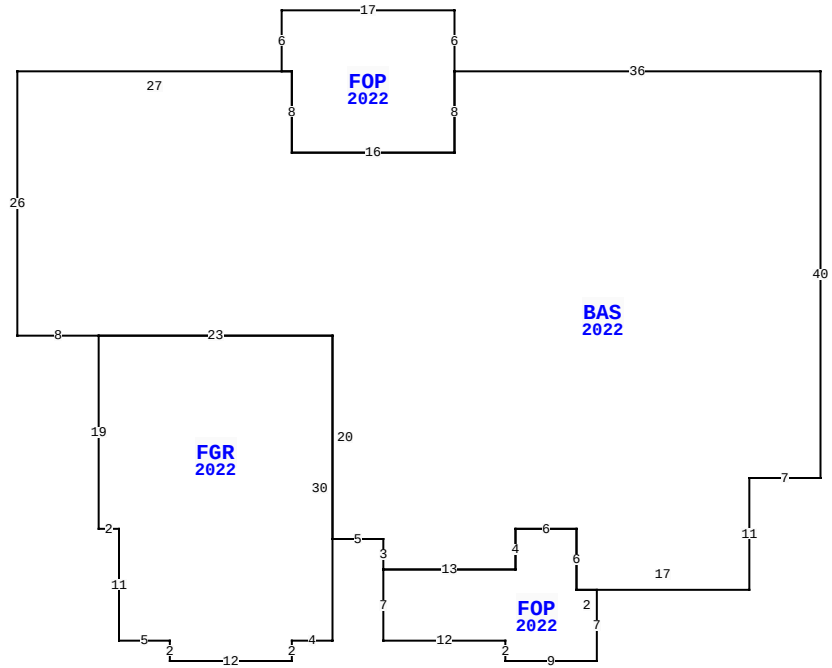
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 2,962 | 100 | 2022 | 2,962 | 393,871 |
| FGR | 692 | 55 | 2022 | 381 | 50,664 |
| FOP | 185 | 30 | 2022 | 56 | 7,447 |
| FOP | 230 | 30 | 2022 | 69 | 9,175 |
| TOTALS | 4,069 | | | 3,468 | 461,156 |

## 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 | 101.2920 | 133.71 | 463,706 | 2022 | 2022 | 0 | 0 | 0 | 0.55 | 99.45 |

1 SNGL FAM – 100% - 2023 Heated Area: 2962 HX Base Yr 2023




36292 SUGAR CT, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 461,156 |
| TOTAL MARKET OB/XF VALUE | | 70,917 |
| TOTAL LAND VALUE - MARKET | | 53,000 |
| TOTAL MARKET VALUE | | 585,073 |
| SOH/AGL Deduction | | 126,415 |
| ASSESSED VALUE | | 458,658 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 407,936 |
| TOTAL JUST VALUE | | 585,073 |
| NCON VALUE | | 59,650 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 532,297 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230014489 | | 40,446 | 11/09/2023 |
| 230013971 | 13X30 POOL | 100,000 | 10/30/2023 |
| 22016509 | CO ISSUED | 0 | 11/03/2022 |
| 22005511 | NEW CONSTR | 490,327 | 04/08/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/0556 | 12/09/2022 | SW | Q | I | 01 | 644,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: VAUGHN BOBBY & DIAN

## 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 | 100 | 0 | 0 | 2,258.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 8,942 | |
| 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 | 30 | 13 | 390.00 | SF | 85.00 | 85.00 | 100 | 2025 | 2024 | | 100 | 33,150 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 690.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 6,900 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,120.00 | SF | 17.50 | 17.50 | 100 | 2025 | 2024 | | 100 | 19,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 70,917

| 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 | RES POND | 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 02/13/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS