LOT 39
SOUTHERN PINES OR 2476/315

JALIL AMIR & DARNEE
36278 SUGAR CT
HILLIARD, FL 32046

2025

23-3N-24-3300-0039-0000

BUILDING CHARACTERISTICS

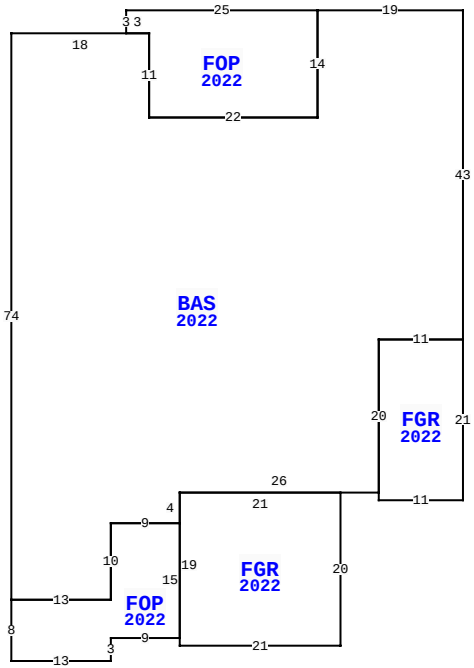
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	3,353	100	2022	3,353	440,128
FGR	231	55	2022	127	16,671
FGR	420	55	2022	231	30,322
FOP	239	30	2022	72	9,451
FOP	317	30	2022	95	12,470
TOTALS	4,560			3,878	509,042

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	99.9900	131.99	511,857	2022	2022	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2024 Heated Area: 3353 HX Base Yr 2024



36278 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		509,042
TOTAL MARKET OB/XF VALUE		20,895
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		582,937
SOH/AGL Deduction		90,679
ASSESSED VALUE		492,258
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,536
TOTAL JUST VALUE		582,937
NCON VALUE		10,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013466	12X30 SHED	23,108	10/19/2023
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

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$.

EXTRA FEATURES

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	100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	93	2,325	
2	0812	CONCRETE C	0	100	0	0	1,962.00	SF	4.00	4.00	100	2022	2022	3	99	7,770	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2024		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 20,895

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS