LOT 40
SOUTHERN PINES OR 2476/315

LANAGHAN PATRICK & DARCI K
36270 SUGAR COURT
HILLIARD, FL 32046

2025

23-3N-24-3300-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

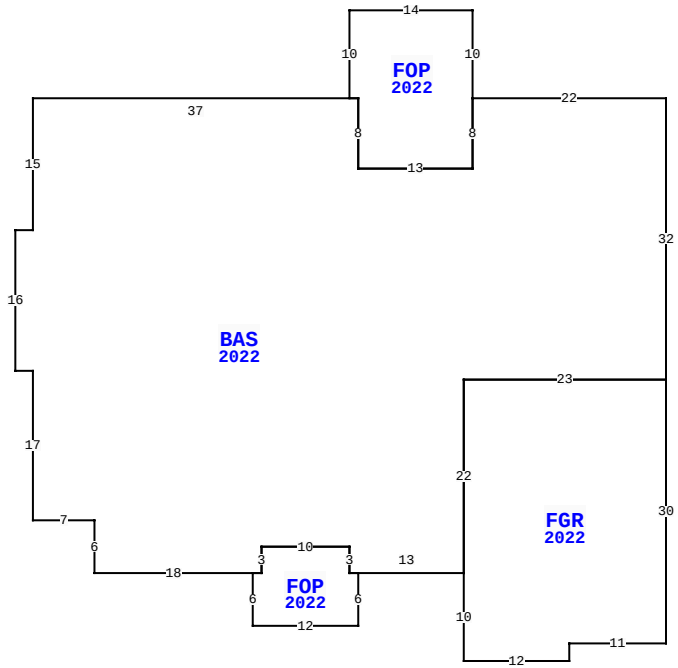
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,238	100	2022	3,238	425,033
FGR	714	55	2022	393	51,587
FOP	102	30	2022	31	4,069
FOP	244	30	2022	73	9,582
TOTALS	4,298			3,735	490,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,735	99.9900	131.99	492,983	2022	2022	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2024 Heated Area: 3238 HX Base Yr 2024



36270 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		490,272
TOTAL MARKET OB/XF VALUE		88,334
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		631,606
SOH/AGL Deduction		143,945
ASSESSED VALUE		487,661
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		431,939
TOTAL JUST VALUE		631,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011256	SCRN ENCL	15,000	09/05/2023
230010023	INGROUND POOL	100,000	08/04/2023
22016627	CO ISSUED	0	11/07/2022
22007344	NEW CONSTR	535,290	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1885	1/20/2023	SW	Q	I	03	629,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: LANAGHAN PATRICK &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 FOP=[YR=2022] N10 W14 S10 E1 S8 E13 N8$ S8 W13 N8 W37 S15 W2 S16 E2 S17 E7 S6 E18 FOP=[YR=2022] S6 E12 N6 W1 N3 W10 S3 W1$ E1 N3 E10 S3 E13 FGR=[YR=2022] S10 E12 N2 E11 N30 W23 S22$ N22 E23 N32$.

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	2,056.00	SF	4.00	4.00	100	2022	2022	3	99	8,142	
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	525.00	SF	85.00	85.00	100	2024	2023		98	43,733	
4	0855	CONC PAVER	0	100	0	0	935.00	SF	10.00	10.00	100	2024	2023		100	9,350	
5	0911	SCRN RM A	0	100	0	0	1,460.00	SF	17.50	17.50	100	2024	2023		97	24,784	

LAND DESCRIPTION

TOTAL OB/XF 88,334

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