LOT 95
SOUTHERN PINES OR 2476/315

GIFFORD BYRON & KRISTEN DANIELLE
36249 SUGAR COURT
HILLIARD, FL 32046

2025

23-3N-24-3300-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

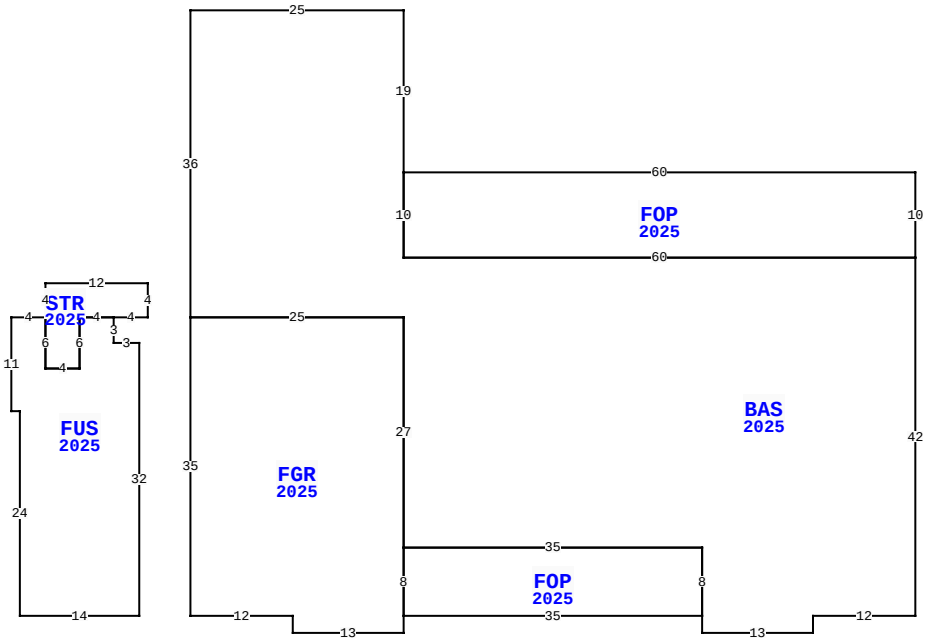
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	3,166	100	2025	3,166	413,005
FGR	901	55	2025	496	64,703
FOP	280	30	2025	84	10,958
FOP	600	30	2025	180	23,481
FUS	468	100	2025	468	61,051
STR	72	10	2025	7	913
TOTALS	5,487			4,401	574,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,401	98.8240	130.45	574,110	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3634 HX Base Yr 2025



36249 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		574,110
TOTAL MARKET OB/XF VALUE		19,956
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		647,066
SOH/AGL Deduction		0
ASSESSED VALUE		647,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		596,344
TOTAL JUST VALUE		647,066
NCON VALUE		594,066
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005117			01/17/2024
230009855	NEW SFR	702,047	08/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1809	3/15/2024	SW	Q	I	01	775,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GIFFORD BYRON & KRI

BUILDING NOTES

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	1,670.00	SF	4.00	4.00	100	2025	2024		100	6,680	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
3	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00	32.00	100	2025	2024		100	10,176	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=25,-10] E25 S19 S10 E60 S42 W12 S2 W13 N2 N8 W35 N27 W25 N36 $
FGR=[YR=2025;ORIG=25,26] E25 S27 S8 S2 W13 N2 W12 N35 $
FOP=[YR=2025;ORIG=50,9] S10 E60 N10 W60 $
FOP=[YR=2025;ORIG=50,53] S8 E35 N8 W35 $
FUS=[YR=2025;ORIG=8,26] W4 S11 E1 S24 E14 N32 W3 N3 W4 S6 W4 N6 $
STR=[YR=2025;ORIG=8,22] E12 S4 W4 W4 S6 W4 N6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,956

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	000100	C	RES	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