LOT 97
SOUTHERN PINES OR 2476/315

MARTIN CALVIN III & TANAMISA D
36233 SUGAR CT
HILLIARD, FL 32046

2025

23-3N-24-3300-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

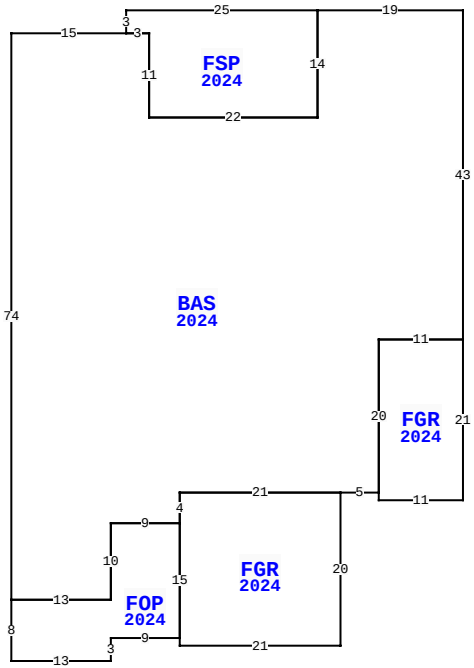
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2024	3,353	442,341
FGR	231	55	2024	127	16,755
FGR	420	55	2024	231	30,475
FOP	239	30	2024	72	9,498
FSP	317	40	2024	127	16,755
TOTALS	4,560			3,910	515,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,910	99.9900	131.99	516,081	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 0% - 2025 Heated Area: 3353 HX Base Yr



36233 SUGAR CT, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	515,823
TOTAL MARKET OB/XF VALUE	78,690
TOTAL LAND VALUE - MARKET	53,000
TOTAL MARKET VALUE	647,513
SOH/AGL Deduction	0
ASSESSED VALUE	647,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	647,513
TOTAL JUST VALUE	647,513
NCON VALUE	70,357
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009217	RES NEW POOL SCRE	14,714	08/07/2024
SP240007640	NEW IN-GROUND SWI	82,820	06/27/2024
230003297	CO ISSUED	620,837	12/01/2023
230006943	NEW SFR	620,837	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/365	2/15/2024	SW	Q	I	01	680,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MARTIN CALVIN III &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,-7] E15 E3 S11 E22 N14 E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 $
FGR=[YR=2024;ORIG=113,53] W21 S4 S15 S1 E21 N20 $
FSP=[YR=2024;ORIG=110,-10] W25 S3 E3 S11 E22 N14 $
FOP=[YR=2024;ORIG=92,57] W9 S10 W13 S8 E13 N3 E9 N15 $
FGR=[YR=2024;ORIG=129,33] W11 S20 S1 E11 N21 $
.

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	0	0	0	1,477.00	SF	4.00	4.00	100	2024	2023		100	5,908	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
3	0861	POOL GUNIT	0	0	0	0	440.00	SF	85.00	85.00	100	2025	2024		100	37,400	
4	0855	CONC PAVER	0	0	0	0	644.00	SF	10.00	10.00	100	2025	2024		100	6,440	
5	0911	SCRN RM A	0	0	0	0	1,075.00	SF	17.50	17.50	100	2025	2024		100	18,813	
6	0476	VF 6 SBPL	0	0	0	0	222.00	LF	32.00	32.00	100	2025	2024		100	7,104	
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 78,690

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	0		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