LOT 98
SOUTHERN PINES OR 2476/315

HATHAWAY JAMES JR & TANYA
36225 SUGAR CT
HILLIARD, FL 32046

2025

23-3N-24-3300-0098-0000

BUILDING CHARACTERISTICS

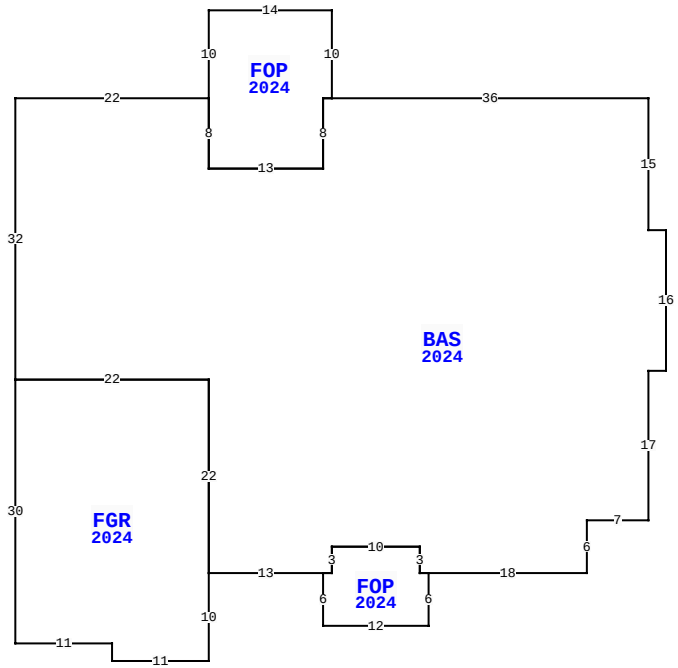
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,260	100	2024	3,260	430,072
FGR	682	55	2024	375	49,471
FOP	102	30	2024	31	4,090
FOP	244	30	2024	73	9,630
TOTALS	4,288			3,739	493,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,739	99.9900	131.99	493,511	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2024 Heated Area: 3260 HX Base Yr 2024



36225 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		493,264
TOTAL MARKET OB/XF VALUE		79,394
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		625,658
SOH/AGL Deduction		135,012
ASSESSED VALUE		490,646
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		434,924
TOTAL JUST VALUE		625,658
NCON VALUE		69,897
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006727	NEW INGROUND SWIM	86,000	06/06/2024
230004879	CO ISSUED	603,065	12/22/2023
23010954	NEW SFR	603,065	08/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2687/1452	12/29/2023	SW	Q	I	01	689,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HATHAWAY JAMES JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=66,0] E22 S8 E13 N8 E1 E36 S15 E2 S16 W2 S17 W7 S6 W18 W1 N3 W10 S3 W1 W13 N22 W22 N32 $
FOP=[YR=2024;ORIG=102,-10] W14 S10 S8 E13 N8 E1 N10 $
FOP=[YR=2024;ORIG=112,51] W10 S3 W1 S6 E12 N6 W1 N3 $
FGR=[YR=2024;ORIG=88,32] W22 S30 E11 S2 E11 N10 N22 $
.

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	0812	CONCRETE C	0	100	0	0	1,768.00	SF	4.00	4.00	100	2024	2023		100	7,072	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
3	0861	POOL GUNIT	0	100	0	0	429.00	SF	85.00	85.00	100	2025	2024		100	36,465	
4	0840	MARBLE	0	100	0	0	672.00	SF	40.00	40.00	100	2025	2024		100	26,880	
5	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2025	2024		100	5,952	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 79,394

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