LOT 100
SOUTHERN PINES OR 2476/315

GRAY MATTHEW & KRISTY
36209 SUGAR CT
HILLIARD, FL 32046

**2025**

**23-3N-24-3300-0100-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

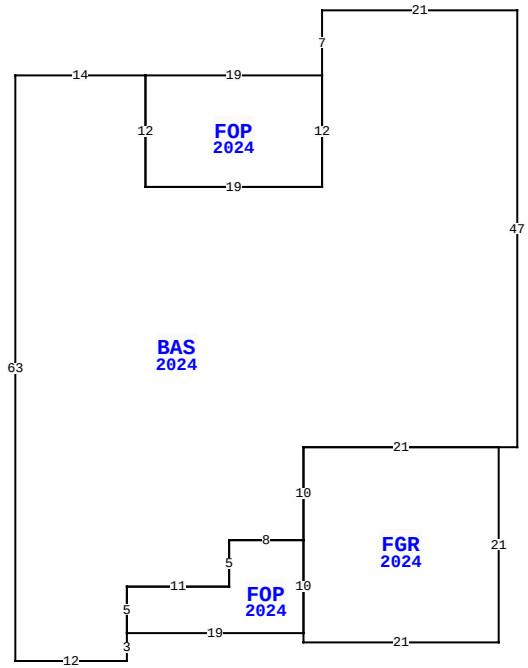
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,600 | 100 | 2024 | 2,600 | 355,008 |
| FGR | 441 | 55 | 2024 | 243 | 33,179 |
| FOP | 135 | 30 | 2024 | 40 | 5,461 |
| FOP | 228 | 30 | 2024 | 68 | 9,284 |
| TOTALS | 3,404 | | | 2,951 | 402,934 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,951 | 103.4940 | 136.61 | 403,136 | 2023 | 2023 | 0 | 0 | 0 | 0.05 | 99.95 |

1 SNGL FAM – 100% - 2025 Heated Area: 2600 HX Base Yr 2025




36209 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 | | 402,934 |
| TOTAL MARKET OB/XF VALUE | | 9,193 |
| TOTAL LAND VALUE - MARKET | | 53,000 |
| TOTAL MARKET VALUE | | 465,127 |
| SOH/AGL Deduction | | 111,378 |
| ASSESSED VALUE | | 353,749 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 303,027 |
| TOTAL JUST VALUE | | 465,127 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 470,132 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230004927 | CO ISSUED | | 12/22/2023 |
| 230010959 | NEW SFR | 475,106 | 08/24/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2688/504 | 1/04/2024 | SW | Q | I | 01 | 544,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GRAY MATTHEW & KRIS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 $
FOP=[YR=2024;ORIG=90,7] E19 S12 W19 N12 $
FOP=[YR=2024;ORIG=88,62] E11 N5 E8 S10 W19 N5 $
FGR=[YR=2024;ORIG=107,47] E21 S21 W21 N1 N10 N10 $
.

## 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 | 1,692.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2023 | | 100 | 6,768 | |
| 2 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2024 | 2023 | | 97 | 2,425 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,193

| 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 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS