LOT 107
SOUTHERN PINES OR 2476/315

ENGEL EDWARD EDWIN
36230 SUGAR CT
HILLIARD, FL 32046

2025

23-3N-24-3300-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

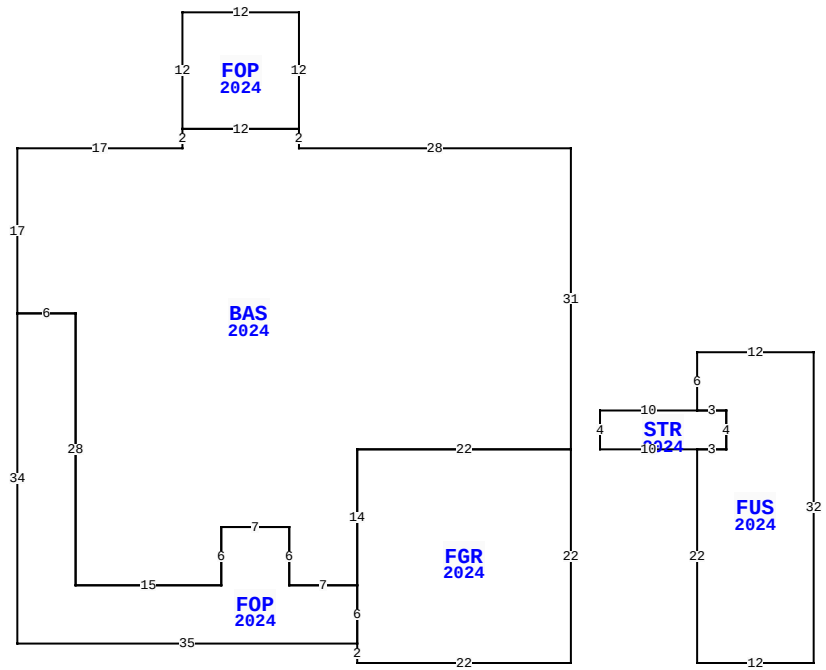
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,071	100	2024	2,071	293,709
FGR	484	55	2024	266	37,724
FOP	144	30	2024	43	6,098
FOP	420	30	2024	126	17,869
FUS	372	100	2024	372	52,757
STR	52	10	2024	5	709
TOTALS	3,543			2,883	408,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	107.4420	141.82	408,867	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2443 HX Base Yr 2025



36230 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		408,867
TOTAL MARKET OB/XF VALUE		8,629
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		470,496
SOH/AGL Deduction		119,710
ASSESSED VALUE		350,786
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		295,064
TOTAL JUST VALUE		470,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013798	CO ISSUED		10/27/2023
230006941	NEW SFR	457,240	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/94	9/25/2024	SW	Q	I	01	564,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ENGEL EDWARD EDWIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=157,10] W28 N2 W12 S2 W17 S17 E6 S28 E15 N6 E7 S6 E7 N14 E22 N31 $
FGR=[YR=2024;ORIG=135,41] E22 S22 W22 N2 N6 N14 $
FOP=[YR=2024;ORIG=100,27] E6 S28 E15 N6 E7 S6 E7 S6 W35 N34 $
FOP=[YR=2024;ORIG=117,8] N12 E12 S12 W12 $
FUS=[YR=2024;ORIG=170,31] E12 S32 W12 N22 E3 N4 W3 N6 $
STR=[YR=2024;ORIG=160,37] E10 E3 S4 W3 W10 N4 $
.

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	1,551.00	SF	4.00	4.00	100	2024	2023		100	6,204	
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 8,629

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 11/20/2023 BY HG Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS