LOT 108
SOUTHERN PINES OR 2476/315

ACKERMAN DAVID & JUDY
36238 SUGAR COURT
HILLIARD, FL 32046

2025

23-3N-24-3300-0108-0000

BUILDING CHARACTERISTICS

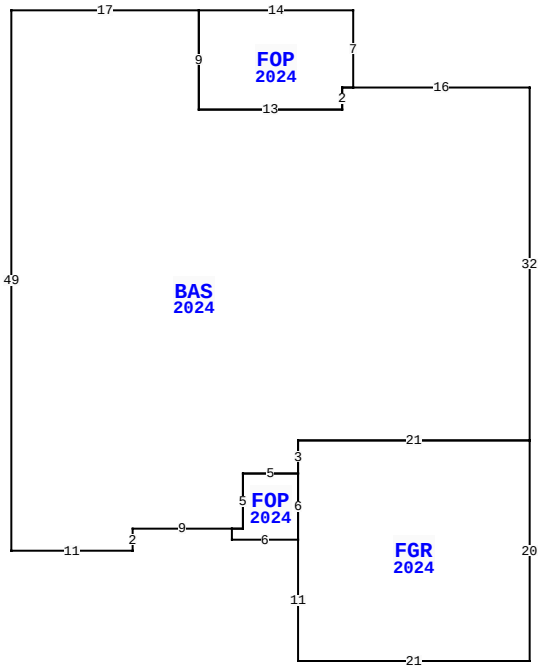
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,802	100	2024	1,802	261,177
FGR	420	55	2024	231	33,480
FOP	31	30	2024	9	1,304
FOP	124	30	2024	37	5,362
TOTALS	2,377			2,079	301,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,079	109.8580	145.01	301,476	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2024 Heated Area: 1802 HX Base Yr 2024



36238 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		301,325
TOTAL MARKET OB/XF VALUE		5,002
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		359,327
SOH/AGL Deduction		59,783
ASSESSED VALUE		299,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,822
TOTAL JUST VALUE		359,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013776	CO ISSUED		10/26/2023
230006945	NEW SFR	334,002	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/193	10/31/2023	SW	Q	I	01	414,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ACKERMAN DAVID & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] E17 S9 E13 N2 E1 E16 S32 W21 S3 W5 S5 W1 W9 S2 W11 N49 $
FOP=[YR=2024;ORIG=61,0] W14 S9 E13 N2 E1 N7 $
FGR=[YR=2024;ORIG=77,39] W21 S3 S6 S11 E21 N20 $
FOP=[YR=2024;ORIG=56,42] W5 S5 W1 S1 E6 N6 $
.

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	0811	CONCRETE B	0	100	0	0	962.00	SF	5.20	5.20	100	2024	2023		100	5,002	

LAND DESCRIPTION

TOTAL OB/XF 5,002

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