LOT 34
SOUTHERN PINES OR 2476/315

**LEWIS LAWRENCE & KATINA**
36281 SUGAR COURT
HILLIARD, FL 32046

**2026**

**23-3N-24-3300-0034-0000**

## BUILDING CHARACTERISTICS

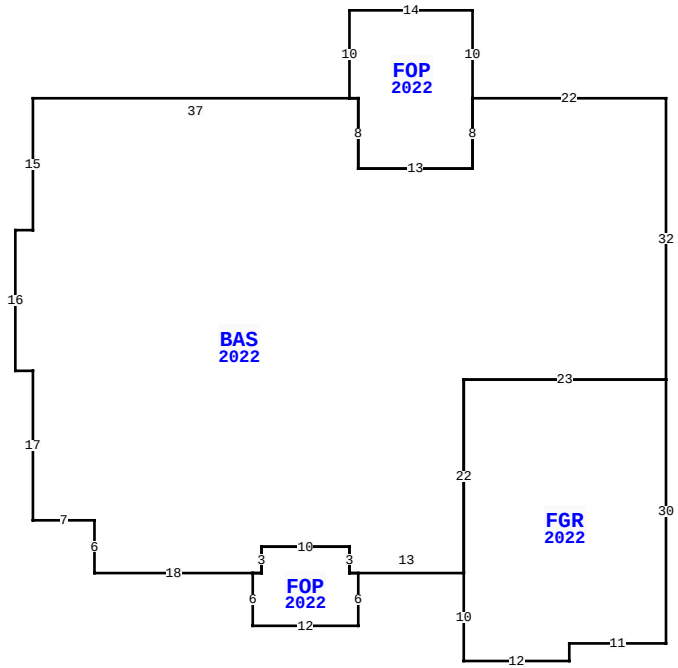
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 |
| Occupancy | 00 | NONE 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 | 3,238 | 100 | 2022 | 3,238 | 445,324 |
| FGR | 714 | 55 | 2022 | 393 | 54,049 |
| FOP | 102 | 30 | 2022 | 31 | 4,264 |
| FOP | 244 | 30 | 2022 | 73 | 10,039 |
| TOTALS | 4,298 | | | 3,735 | 513,677 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,735 | 99.9900 | 138.99 | 519,128 | 2022 | 2022 | 0 | 0 | 0 | 1.05 | 98.95 |

1 SNGL FAM 100% - 2024 Heated Area: 3238 HX Base Yr




36281 SUGAR CT, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 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 | | 513,677 |
| TOTAL MARKET OB/XF VALUE | | 4,500 |
| TOTAL LAND VALUE - MARKET | | 62,000 |
| TOTAL MARKET VALUE | | 580,177 |
| SOH/AGL Deduction | | 13,380 |
| ASSESSED VALUE | | 566,797 |
| TOTAL EXEMPTION VALUE | 13 | 566,797 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 580,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 553,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22018330 | CO ISSUED | 0 | 12/13/2022 |
| 22007339 | NEW CONSTR | 535,290 | 05/11/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2622/0898 | 2/14/2023 | SW | Q | I | 01 | 629,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: LEWIS LAWRENCE & KA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W22 FOP=[YR=2022] N10 W14 S10 E1 S8 E13 N8$ S8 W13 N8 W37 S15 W2 S16 E2 S17 E7 S6 E18 FOP=[YR=2022] S6 E12 N6 W1 N3 W10 S3 W1$ E1 N3 E10 S3 E13 FGR=[YR=2022] S10 E12 N2 E11 N30 W23 S22$ N22 E23 N32$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2022 | 2022 | 3 | 90 | 4,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,500

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 62,000.00 | 62,000.00 | 62,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS