

DAVIS WILLIAM & JENNIFER
36300 SUGAR COURT
HILLIARD, TX 32046

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										VALUATION SUMMARY									
Exterior Wall 31 HARDIE BRD 90										0900 01 4,616 93.8260 130.42 602,019 2022 2022 0 0 1.05 98.95										VALUATION BY STANDARD									
Exterior Wall 21 STONE 10										1 SNGL FAM 100% - 2023 Heated Area: 4072 HX Base Yr 2023										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100																				BUILDING MARKET VALUE 595,698									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 54,500									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 62,000									
Interior Floo 13 LVT/LAMNT 60																				TOTAL MARKET VALUE 712,198									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 125,492									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 586,706									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Bedrooms 4 100																				BASE TAXABLE VALUE 535,295									
Bathrooms 3 100																				TOTAL JUST VALUE 712,198									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 686,675									
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 3,412 100 2022 3,412 440,321																													
FGR 714 55 2022 393 50,717																													
FOP 146 30 2022 44 5,678																													
FOP 244 30 2022 73 9,421																													
FST 52 55 2022 29 3,742																													
FUS 660 100 2022 660 85,173																													
STR 52 10 2022 5 645																													
TOTALS 5,280 4,616 595,698																													
EXTRA FEATURES 36300 SUGAR CT, HILLIARD																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
05/05/2026 MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2022] W38 FOP=[YR=2022] N10 W14 S18 E13 N8 E1\$ W1																													
S8 W13 N8 W22 S33 FGR=[YR=2022] S30 E6 S2 E12 N2 E5 N30 W23\$																													
E23 S22 E12 FOP=[YR=2022] S10 E12 N6 W1 N7 W10 S3 W1\$ E1 N3																													
E10 S7 E12 N1 E9 N6 E5 N36 E2 N16\$ PTR=E20 FUS=[YR=2022] E3																													
N13 E8 S13 E21 FST=[YR=2022] E4 S13 W4 N13\$ S13																													
STR=[YR=2022] S9 W8 N4 E4 N5 E4\$ W4 S5 W28 N18\$ W20\$.																													
LAND DESCRIPTION										TOTAL OB/XF 54,500																			
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 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 12/05/2023 BY WW										Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000										PRINTED 07/09/2026 BY SYS									