



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

MAR NUM		MKT AREA	09
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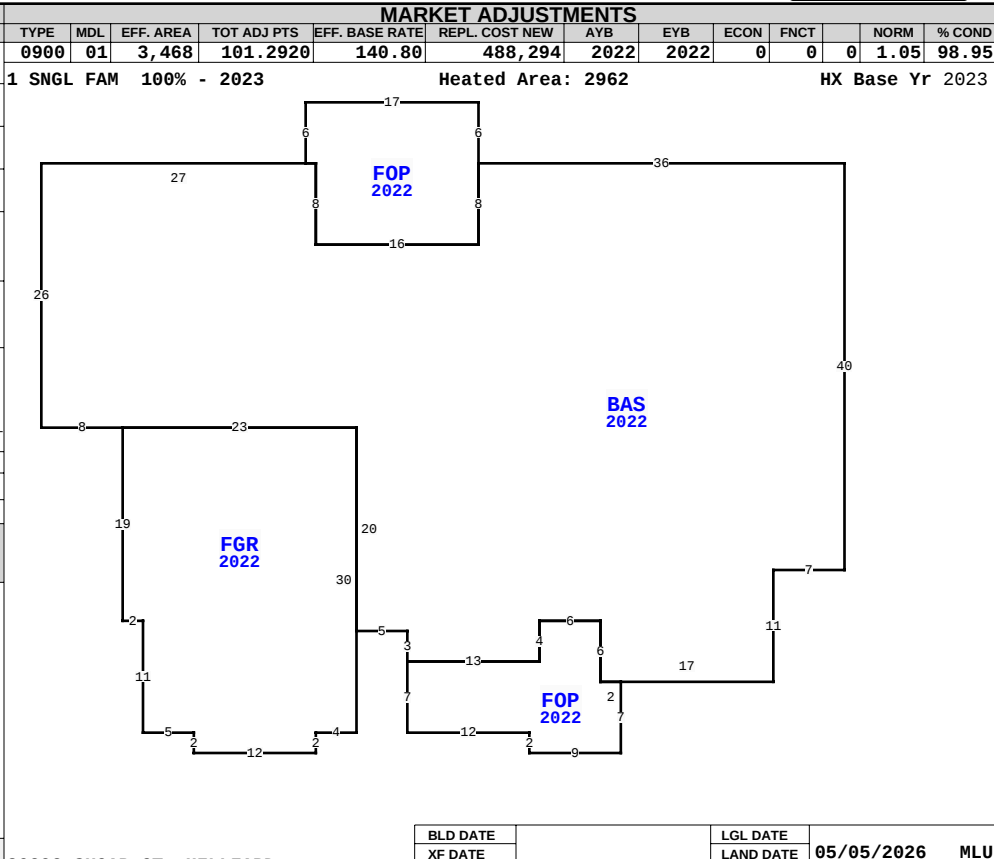
NEIGHBORHOOD/LOC	9016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2022	2,962	412,671
FGR	692	55	2022	381	53,082
FOP	185	30	2022	56	7,802
FOP	230	30	2022	69	9,613

TOTALS	4,069			3,468	483,167
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
3	0860	POOL/SPA	0 100	30	0	1.00	UT	50,000.00	50,000.00
5	0911	SCRN RM A	0 100	0	0	1,120.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0006	OR	0.00	0.00	1.00



36292 SUGAR CT, HILLIARD	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		483,167	
TOTAL MARKET OB/XF VALUE		74,055	
TOTAL LAND VALUE - MARKET		62,000	
TOTAL MARKET VALUE		619,222	
SOH/AGL Deduction		148,180	
ASSESSED VALUE		471,042	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		419,631	
TOTAL JUST VALUE		619,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,073	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014489		40,446	11/09/2023
230013971	13X30 POOL	100,000	10/30/2023
22016509	C0 ISSUED	0	11/03/2022
22005511	NEW CONSTR	490,327	04/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0556	12/09/2022	SW	Q	I	01	644,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: VAUGHN BOBBY & DIAN						

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BUILDING NOTES						
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BUILDING DIMENSIONS															
BAS=[YR=2022] W36 FOP=[YR=2022] N6 W17 S6 E1 S8 E16 N8\$ S8 W16 N8 W27 S26 E8 FGR=[YR=2022] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23\$ E23 S20 E5 S3 FOP=[YR=2022] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13\$ E13 N4 E6 S6 E17 N11 E7 N40\$.															