LOT 100
SOUTHERN PINES OR 2476/315

GRAY MATTHEW & KRISTY
36209 SUGAR CT
HILLIARD, FL 32046

2026

23-3N-24-3300-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

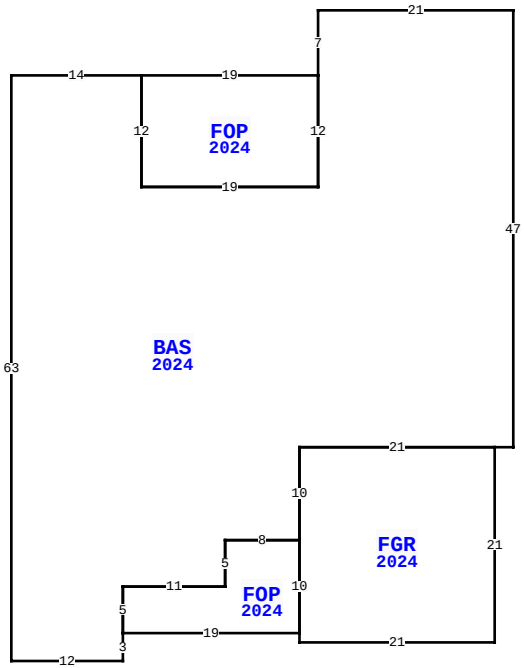
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,600	100	2024	2,600	371,979
FGR	441	55	2024	243	34,766
FOP	135	30	2024	40	5,722
FOP	228	30	2024	68	9,728
TOTALS	3,404			2,951	422,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	103.4940	143.86	424,531	2023	2023	0	0	0	0.55	99.45

1 SNGL FAM 100% - 2025 Heated Area: 2600 HX Base Yr 2025



36209 SUGAR CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		422,196
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		488,846
SOH/AGL Deduction		125,546
ASSESSED VALUE		363,300
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,889
TOTAL JUST VALUE		488,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004927	CO ISSUED		12/22/2023
230010959	NEW SFR	475,106	08/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/504	1/04/2024	SW	Q	I	01	544,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GRAY MATTHEW & KRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 $
FOP=[YR=2024;ORIG=90,7] E19 S12 W19 N12 $
FOP=[YR=2024;ORIG=88,62] E11 N5 E8 S10 W19 N5 $
FGR=[YR=2024;ORIG=107,47] E21 S21 W21 N1 N10 N10 $
.

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	2024	2023		93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS