LOT 70
SOUTHERN PINES OR 2476/315

LGI HOMES-FLORIDA LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS, TX 77380

2024

23-3N-24-3300-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

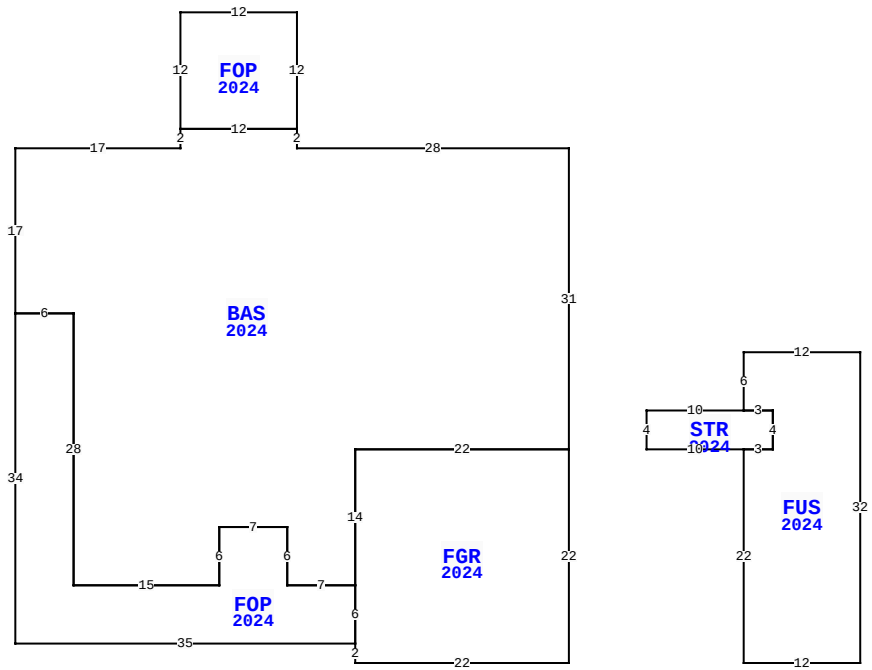
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	292,052
FGR	484	55	266	37,511
FOP	144	30	43	6,064
FOP	420	30	126	17,769
FUS	372	100	372	52,459
STR	52	10	5	705
TOTALS	3,543		2,883	406,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	112.8141	141.02	406,561	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2443 HX Base Yr



36015 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	406,561
TOTAL MARKET OB/XF VALUE	11,387
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	477,948
SOH/AGL Deduction	0
ASSESSED VALUE	477,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,948
TOTAL JUST VALUE	477,948
NCON VALUE	417,948
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005016	CO ISSUED	463,290	12/20/2023
230009854	NEW SFR	463,290	08/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,2] W28 N2 W12 S2 W17 S17 E6 S28 E15 N6 E7 S6 E7 N14 E22 N31 $
FOP=[YR=2024;ORIG=110,-12] E12 S12 W12 N12 $
FOP=[YR=2024;ORIG=93,19] E6 S28 E15 N6 E7 S6 E7 S6 W35 N34 $
FUS=[YR=2024;ORIG=168,23] E12 S32 W12 N22 E3 N4 W3 N6 $
STR=[YR=2024;ORIG=158,29] S4 E10 E3 N4 W3 W10 $
FGR=[YR=2024;ORIG=128,33] E22 S22 W22 N2 N6 N14 $
.

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	0	0	0	1,709.00	SF	5.20	5.20	100	2024	2023		100	8,887	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 11,387

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	000135	C	SFR CNSVTN	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS