LOT 80
SOUTHERN PINES OR 2476/315

SPENCER CHRISTOPHER JOSEPH/HAMPTON COURTNEY NICOLE
36095 PITCH LN
HILLIARD, FL 32046

2024

23-3N-24-3300-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

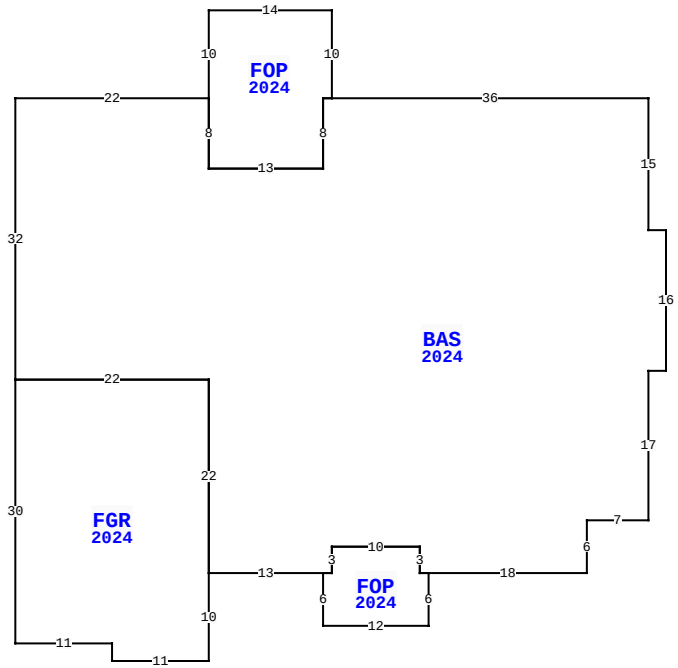
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,260	100	3,260	427,842
FGR	682	55	375	49,215
FOP	102	30	31	4,068
FOP	244	30	73	9,581
TOTALS	4,288		3,739	490,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,739	104.9895	131.24	490,706	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3260 HX Base Yr



36095 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	490,706
TOTAL MARKET OB/XF VALUE	11,956
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	562,662
SOH/AGL Deduction	0
ASSESSED VALUE	562,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	562,662
TOTAL JUST VALUE	562,662
NCON VALUE	502,662
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002173	CO ISSUED	603,065	12/22/2023
230006579	NEW SFR	603,065	05/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/504	5/23/2024	SW	Q	I	01	684,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SPENCER CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=59,0] E22 S8 E13 N8 E1 E36 S15 E2 S16 W2 S17 W7 S6 W18 W1 N3 W10 S3 W1 W13 N22 W22 N32 $
FOP=[YR=2024;ORIG=95,-10] W14 S10 S8 E13 N8 E1 N10 $
FGR=[YR=2024;ORIG=81,32] W22 S30 E11 S2 E11 N10 N22 $
FOP=[YR=2024;ORIG=105,51] W10 S3 W1 S6 E12 N6 W1 N3 $
.

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	0812	CONCRETE C	0	0	0	0	2,364.00	SF	4.00	4.00	100	2024	2023		100	9,456	
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 11,956

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	SFR	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