

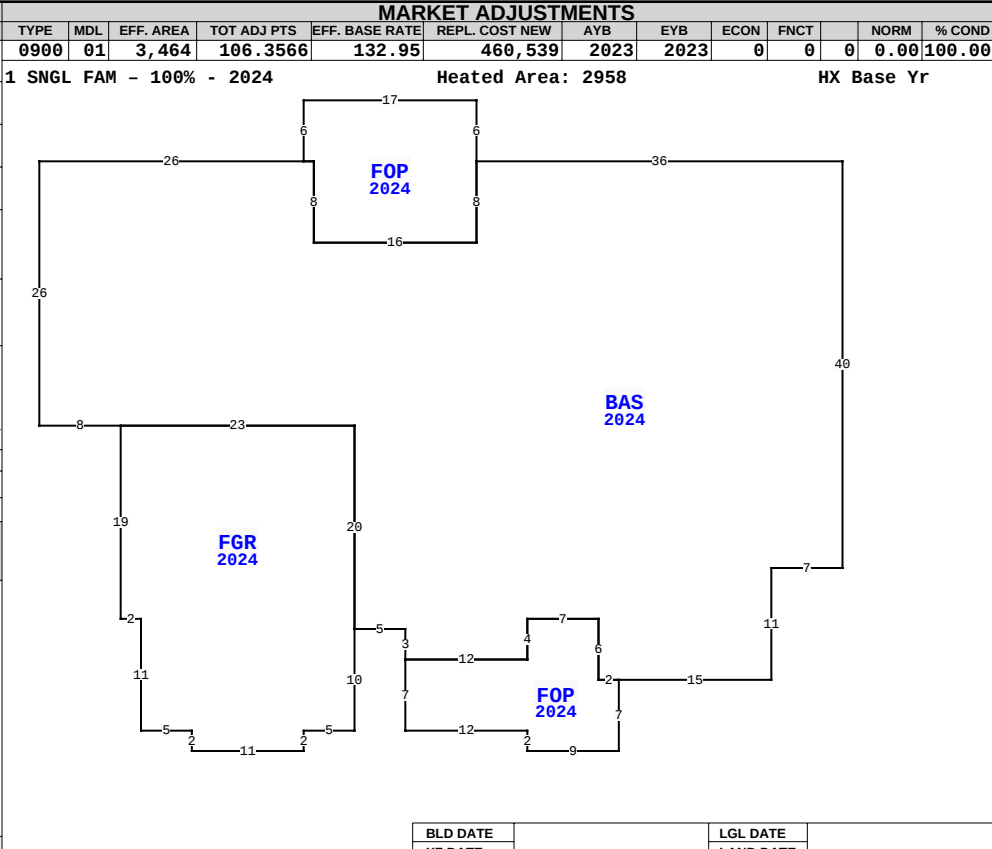


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
DAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,958	100	2,958	393,266
FGR	690	55	380	50,521
FOP	189	30	57	7,578
FOP	230	30	69	9,174
TOTALS	4,067		3,464	460,539

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0600	SUMMER KIT	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2024
2	0812	CONCRETE C	0 100	0	0	2,230.00	SF	4.00	4.00	100	2024



36127 PITCH LN, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		460,539	
TOTAL MARKET OB/XF VALUE		11,420	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		531,959	
SOH/AGL Deduction		133,476	
ASSESSED VALUE		398,483	
TOTAL EXEMPTION VALUE	13	398,483	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		531,959	
NCON VALUE		471,959	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

T=4046 H=2950 G=666 P=430			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007641	NEW INGROUND POOL	71,000	06/27/2024
230004978	CO ISSUED	552,309	12/01/2023
230009857	NEW SFR	552,309	08/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1456	12/13/2023	SW	Q	I	02	644,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HERVEY GARY & CYNTH						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=51,0] E26 E1 S8 E16 N8 E36 S40 W7 S11 W15 W2 N6 W7 S4 W12 N3 W5 N20 W23 W8 N26 \$											
FOP=[YR=2024;ORIG=94,-6] W17 S6 E1 S8 E16 N8 N6 \$											
FOP=[YR=2024;ORIG=106,45] W7 S4 W12 S7 E12 S2 E9 N7 W2 N6 \$											
FGR=[YR=2024;ORIG=82,26] W23 S19 E2 S11 E5 S2 E11 N2 E5 N10 N20 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											

TOTAL OB/XF											