LOT 114
SOUTHERN PINES OR 2476/315

GARCIA ALVIN TROY & CARMEN LESHON
36044 PITCH LANE
HILLIARD, FL 32046

2024

23-3N-24-3300-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

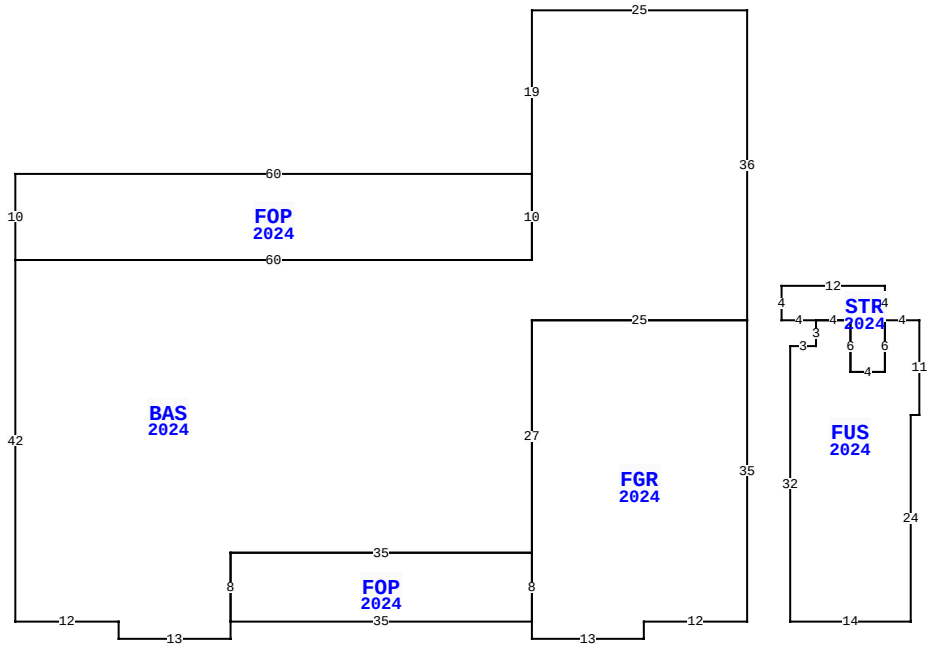
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	3,166	100	3,166	410,662
FGR	901	55	496	64,336
FOP	280	30	84	10,896
FOP	600	30	180	23,348
FUS	468	100	468	60,704
STR	72	10	7	908
TOTALS	5,487		4,401	570,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,401	103.7652	129.71	570,854	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3634 HX Base Yr



36044 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	570,854
TOTAL MARKET OB/XF VALUE	9,620
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	640,474
SOH/AGL Deduction	0
ASSESSED VALUE	640,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	640,474
TOTAL JUST VALUE	640,474
NCON VALUE	580,474
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007637	NEW INGROUND POOL	124,976	06/27/2024
230003349	CO ISSUED		01/02/2024
230008423	NEW SFR	702,047	06/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/524	5/24/2024	SW	Q	I	01	799,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GARCIA ALVIN TROY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,19] E60 N10 N19 E25 S36 W25 S27 W35 S8 S2 W13 N2 W12 N42 $
FOP=[YR=2024;ORIG=100,9] W60 S10 E60 N10 $
FGR=[YR=2024;ORIG=125,26] W25 S27 S8 S2 E13 N2 E12 N35 $
FOP=[YR=2024;ORIG=100,53] W35 S8 E35 N8 $
FUS=[YR=2024;ORIG=141,26] E4 S11 W1 S24 W14 N32 E3 N3 E4 S6 E4 N6 $
STR=[YR=2024;ORIG=129,22] E12 S4 S6 W4 N6 W4 W4 N4 $
.

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	1,780.00	SF	4.00	4.00	100	2024	2023		100	7,120	
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 9,620

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