

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

23-3N-24-3300-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
Exterior Wall	31	HARDIE BRD 90								0900	01	3,735	99.9900	131.99	492,983	2021	2021	0	0	0	1.05	98.95	VALUATION BY											
Exterior Wall	21	STONE 10								1 SNGL FAM - 0% - 0														Heated Area: 3238										
Roof Structur	08	IRREGULAR 100																						HX Base Yr										
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	0	100																																
Units	0	100																																
Occupancy	00	NONE 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	3,238	100	2021	3,238	422,896																													
FGR	714	55	2021	393	51,327																													
FOP	102	30	2021	31	4,049																													
FOP	244	30	2021	73	9,534																													
TOTALS		4,298			3,735	487,807																												
EXTRA FEATURES		36175 PITCH LN, HILLIARD																																
L N	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	2,039.00	SF	4.00	4.00	100	2021	2021	3	99	8,074																			
2	0600	SUMMER KIT	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	90	2,250																			
LAND DESCRIPTION		TOTAL OB/XF																		10,324														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000																	
REVIEW DATE 10/12/2021 BY TW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS																																		