LOT 20
SOUTHERN PINES OR 2476/315

BAYER MARK BRANNAN BAYER/LAMB TRACY LEE
36275 PITCH LANE
HILLIARD, FL 32046

2025

23-3N-24-3300-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

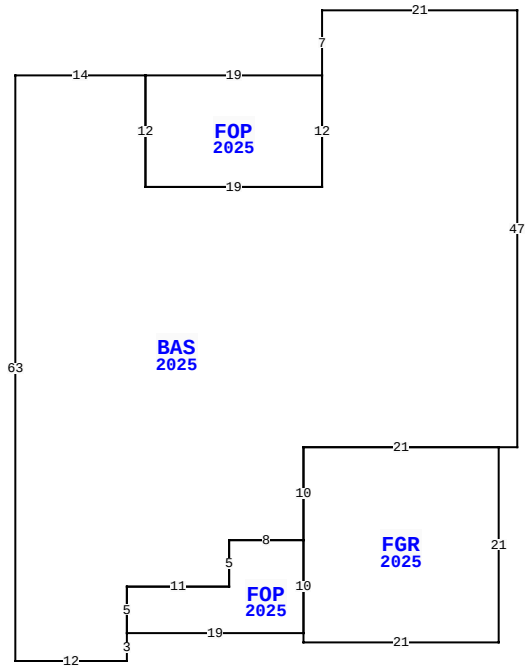
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,600	100	2025	2,600	355,186
FGR	441	55	2025	243	33,196
FOP	135	30	2025	40	5,464
FOP	228	30	2025	68	9,289
TOTALS	3,404			2,951	403,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	103.4940	136.61	403,136	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2600 HX Base Yr



36274 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	403,136
TOTAL MARKET OB/XF VALUE	10,092
TOTAL LAND VALUE - MARKET	53,000
TOTAL MARKET VALUE	466,228
SOH/AGL Deduction	0
ASSESSED VALUE	466,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,228
TOTAL JUST VALUE	466,228
NCON VALUE	413,228
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005096	NW RES SCN	7,282	05/12/2025
B250004158	NEW RES METAL BUI	52,960	04/21/2025
CO240012172	PRIVATE PROVIDER	469,279	10/30/2024
B240005860	PRIVATE PROVIDER	469,279	05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/106	12/30/2024	SW	Q	I	01	580,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BAYER MARK BRANNAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=104,-7] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 $
FGR=[YR=2025;ORIG=81,40] E21 S21 W21 N1 N10 N10 $
FOP=[YR=2025;ORIG=73,50] E8 S10 W19 N5 E11 N5 $
FOP=[YR=2025;ORIG=64,0] E19 S12 W19 N12 $
.

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	1,460.00	SF	5.20	5.20	100	2025	2024		100	7,592	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,092

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	000134	C	RES POND	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 10/08/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS