LOT 22
SOUTHERN PINES OR 2476/315

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

2025

23-3N-24-3300-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

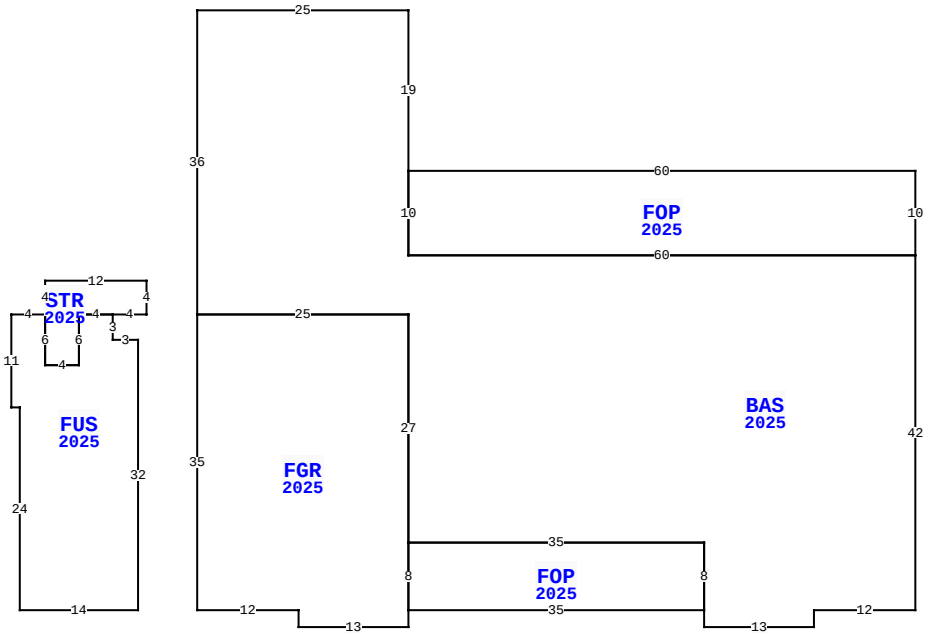
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,166	100	2025	3,166	413,005
FGR	901	55	2025	496	64,703
FOP	280	30	2025	84	10,958
FOP	600	30	2025	180	23,481
FUS	468	100	2025	468	61,051
STR	72	10	2025	7	913
TOTALS	5,487			4,401	574,110

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	98.8240	130.45	574,110	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 3634 HX Base Yr



36258 PITCH LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	574,110
TOTAL MARKET OB/XF VALUE	11,420
TOTAL LAND VALUE - MARKET	53,000
TOTAL MARKET VALUE	638,530
SOH/AGL Deduction	0
ASSESSED VALUE	638,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	638,530
TOTAL JUST VALUE	638,530
NCON VALUE	585,530
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			01/03/2025
B240009954	PRIVATE PROVIDER	692,724	08/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,-10] E25 S19 S10 E60 S42 W12 S2 W13 N2 N8 W35 N27 W25 N36 $
FOP=[YR=2025;ORIG=55,9] E60 S10 W60 N10 $
FOP=[YR=2025;ORIG=55,53] E35 S8 W35 N8 $
FGR=[YR=2025;ORIG=30,26] E25 S27 S8 S2 W13 N2 W12 N35 $
FUS=[YR=2025;ORIG=12,26] W4 S11 E1 S24 E14 N32 W3 N3 W4 S6 W4 N6 $
STR=[YR=2025;ORIG=12,22] E12 S4 W4 W4 S6 W4 N6 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	2,230.00	SF	4.00	4.00	100	2025	2024		100	8,920	
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 11,420

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	000135	C	RES NATURAL	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 12/04/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS