LOT 23
SOUTHERN PINES OR 2476/315

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

2025

23-3N-24-3300-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

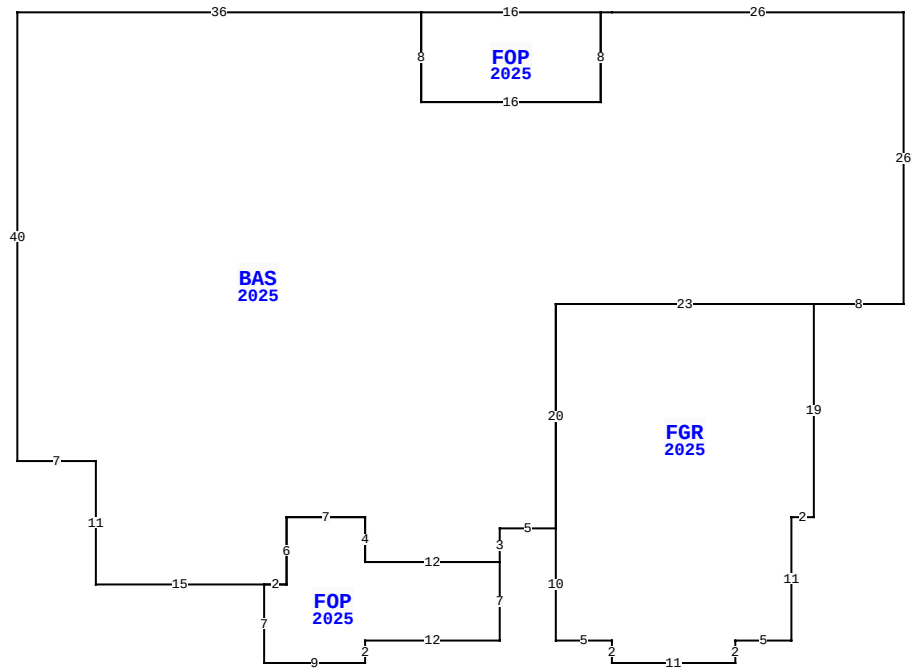
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,958	100	2025	2,958	395,514
FGR	690	55	2025	380	50,810
FOP	128	30	2025	38	5,081
FOP	189	30	2025	57	7,621
TOTALS	3,965			3,433	459,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,433	101.2920	133.71	459,026	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2958 HX Base Yr



36250 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	459,026
TOTAL MARKET OB/XF VALUE	12,250
TOTAL LAND VALUE - MARKET	53,000
TOTAL MARKET VALUE	524,276
SOH/AGL Deduction	0
ASSESSED VALUE	524,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,276
TOTAL JUST VALUE	524,276
NCON VALUE	490,109
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012729	PRIVATE PROVIDER	545,279	11/13/2024
B240005857	PRIVATE PROVIDER	545,279	05/14/2024

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=140,0] W26 W1 S8 W16 N8 W36 S40 E7 S11 E15 E2 N6 E7 S4 E12 N3 E5 N20 E23 E8 N26 $
FOP=[YR=2025;ORIG=97,0] E16 S8 W16 N8 $
FOP=[YR=2025;ORIG=85,45] E7 S4 E12 S7 W12 S2 W9 N7 E2 N6 $
FGR=[YR=2025;ORIG=109,26] E23 S19 W2 S11 W5 S2 W11 N2 W5 N10 N20 $
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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	1,875.00	SF	5.20	5.20	100	2025	2024		100	9,750	
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 12,250

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	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 11/27/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS