LOT 72
SOUTHERN PINES OR 2476/315

DAWSON DAVID & WILMA
36031 PITCH LN
HILLIARD, FL 32046

2025

23-3N-24-3300-0072-0000

BUILDING CHARACTERISTICS

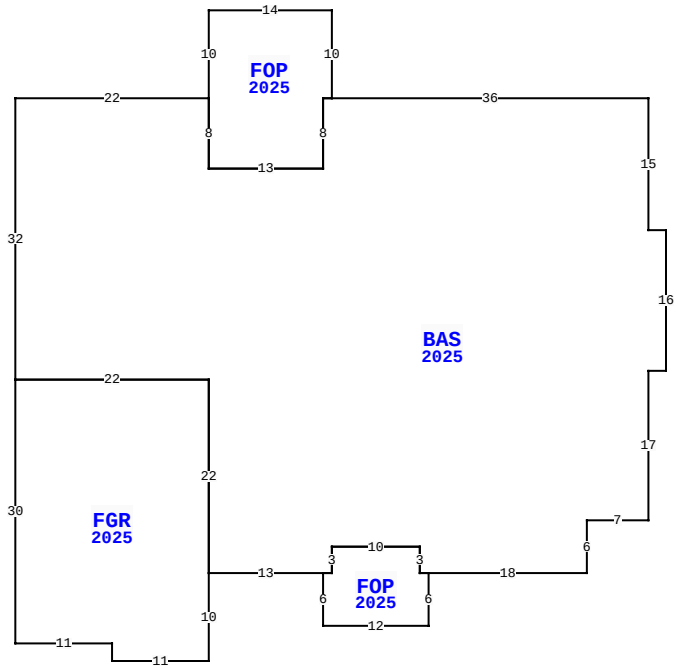
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,260	100	2025	3,260	430,287
FGR	682	55	2025	375	49,496
FOP	102	30	2025	31	4,092
FOP	244	30	2025	73	9,635
TOTALS	4,288			3,739	493,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,739	99.9900	131.99	493,511	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3260 HX Base Yr 2025



36031 PITCH LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		493,511
TOTAL MARKET OB/XF VALUE		11,660
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		558,171
SOH/AGL Deduction		91,195
ASSESSED VALUE		466,976
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		411,254
TOTAL JUST VALUE		558,171
NCON VALUE		505,171
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002591	NSFR (T)4294 (H)	603,065	03/05/2024
230006577	NEW SFR	603,065	05/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1561	5/29/2024	SW	Q	I	01	679,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: DAWSON DAVID & WILM

BUILDING NOTES

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	100	0	0	2,290.00	SF	4.00	4.00	100	2025	2024		100	9,160	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-10] E22 S8 E13 N8 E1 E36 S15 E2 S16 W2 S17 W7 S6 W18 W1 N3 W10 S3 W1 W13 N22 W22 N32 $
FOP=[YR=2025;ORIG=16,-20] W14 S10 S8 E13 N8 E1 N10 $
FGR=[YR=2025;ORIG=-20,22] E22 S22 S10 W11 N2 W11 N30 $
FOP=[YR=2025;ORIG=26,41] W10 S3 W1 S6 E12 N6 W1 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,660

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							

REVIEW DATE 05/31/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS