LOT 74
SOUTHERN PINES OR 2476/315

SEMINERO PHILLIP/TU YIWEN
36047 PITCH LANE
HILLIARD, FL 32046

2025

23-3N-24-3300-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

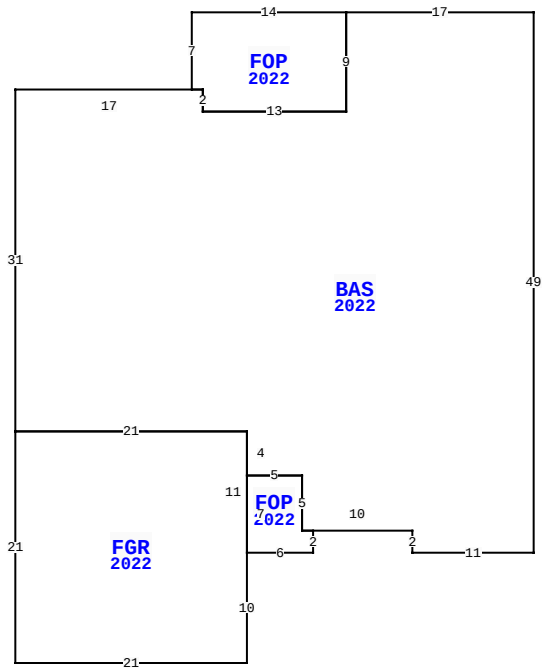
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,781	100	2022	1,781	259,145
FGR	441	55	2022	243	35,357
FOP	37	30	2022	11	1,600
FOP	124	30	2022	37	5,383
TOTALS	2,383			2,072	301,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	110.8380	146.31	303,154	2022	2022	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2024 Heated Area: 1781 HX Base Yr 2024



36047 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		301,487
TOTAL MARKET OB/XF VALUE		6,732
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		361,219
SOH/AGL Deduction		0
ASSESSED VALUE		361,219
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		310,497
TOTAL JUST VALUE		361,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000787	CO ISSUED	0	01/19/2023
22013735	NEW CONSTR	288,670	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/345	7/06/2023	SW	Q	I	01	414,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SEMINERO PHILLIP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W14 S7 E1 S2 E13 N9$ S9 W13 N2 W17 S31 FGR=[YR=2022] S21 E21 N10 FOP=[YR=2022] E6 N2 W1 N5 W5 S7$ N11 W21$ E21 S4 E5 S5 E10 S2 E11 N49$.

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	1,700.00	SF	4.00	4.00	100	2022	2022	3	99	6,732	

LAND DESCRIPTION

TOTAL OB/XF 6,732

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 12/14/2022 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS