LOT 82
SOUTHERN PINES OR 2476/315

AGOSTO JULIO & DUBEL
36111 PITCH LN
HILLIARD, FL 32046

2025

23-3N-24-3300-0082-0000

BUILDING CHARACTERISTICS

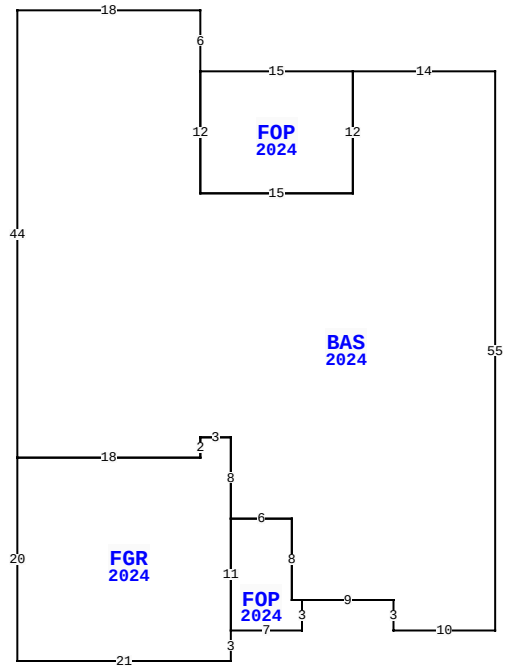
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,054	100	2024	2,054	295,053
FGR	426	55	2024	234	33,613
FOP	69	30	2024	21	3,016
FOP	180	30	2024	54	7,757
TOTALS	2,729			2,363	339,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	108.8780	143.72	339,610	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2024 Heated Area: 2054 HX Base Yr 2024



36111 PITCH LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,818
TOTAL MARKET OB/XF VALUE		23,551
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		426,369
SOH/AGL Deduction		0
ASSESSED VALUE		426,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		375,647
TOTAL JUST VALUE		426,369
NCON VALUE		15,778
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005885	20 X 20 DETACHED	25,676	05/15/2024
230013285	CO ISSUED		10/17/2023
230006938	NEW SFR	381,880	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/1138	10/20/2023	SW	Q	I	01	459,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: AGOSTO JULIO & DUBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=47,6] W14 S12 W15 N12 N6 W18 S44 E18 N2 E3 S8 E6 S8 E1 E9 S3 E10 N55 $
FOP=[YR=2024;ORIG=18,6] E15 S12 W15 N12 $
FOP=[YR=2024;ORIG=21,50] E6 S8 E1 S3 W7 N11 $
FGR=[YR=2024;ORIG=0,44] E18 N2 E3 S8 S11 S3 W21 N20 $
.

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	1,348.00	SF	4.00	4.00	100	2024	2023		100	5,392	
2	0476	VF 6 SBPL	1	100	0	0	384.00	LF	32.00	32.00	100	2024	2023		99	12,165	
3	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0680	POLE SHED	0	100	30	18	540.00	SF	10.00	10.00	100	2025	2024		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 23,551

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	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 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

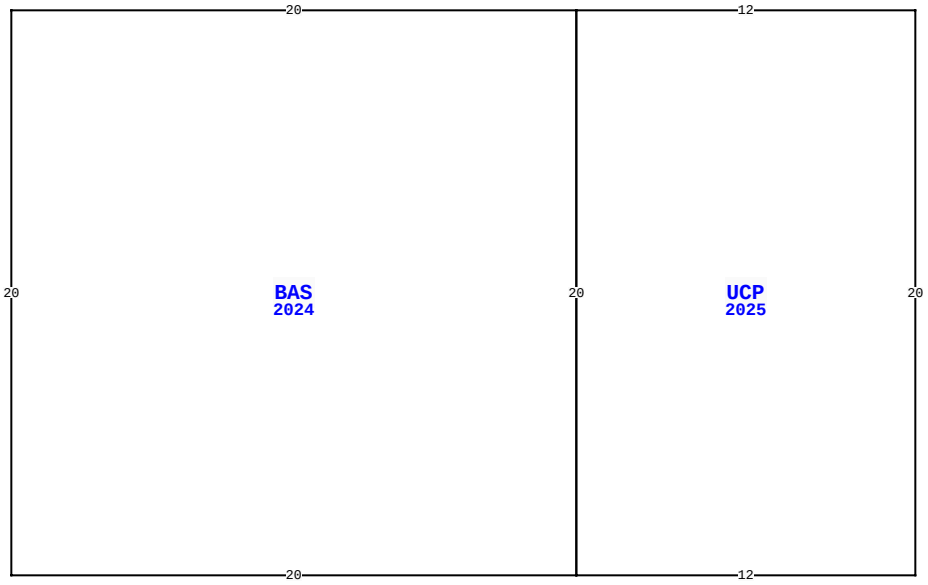
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2024	400	9,266
UCP	240	20	2025	48	1,112
TOTALS	640			448	10,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	448	63.2500	23.40	10,483	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 400 HX Base Yr 2024



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UCP=[YR=2025;ORIG=50,20] E12 S20 W12 N20 $
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EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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