LOT 83
SOUTHERN PINES OR 2476/315

LEWIS KENNETH E & DEBRA J
36119 PITCH LANE
HILLIARD, FL 32046

2025

23-3N-24-3300-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

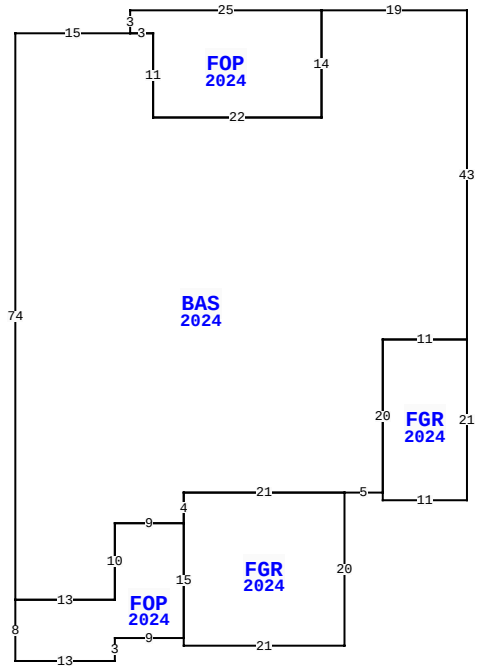
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,353	100	2024	3,353	442,341
FGR	231	55	2024	127	16,755
FGR	420	55	2024	231	30,475
FOP	239	30	2024	72	9,498
FOP	317	30	2024	95	12,533
TOTALS	4,560			3,878	511,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,878	99.9900	131.99	511,857	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2025 Heated Area: 3353 HX Base Yr 2025



36119 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		511,601
TOTAL MARKET OB/XF VALUE		10,881
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		575,482
SOH/AGL Deduction		160,253
ASSESSED VALUE		415,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,507
TOTAL JUST VALUE		575,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004996	CO ISSUED		12/01/2023
230009667	NEW SFR	620,837	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1447	5/16/2024	SW	Q	I	02	679,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: LEWIS KENNETH E & D

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	2,114.00	SF	4.00	4.00	100	2024	2023		100	8,456	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-75,-2] E15 E3 S11 E22 N14 E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 $
FGR=[YR=2024;ORIG=-16,38] W11 S20 S1 E11 N21 $
FGR=[YR=2024;ORIG=-32,58] W21 S4 S15 S1 E21 N20 $
FOP=[YR=2024;ORIG=-35,-5] S14 W22 N11 W3 N3 E25 $
FOP=[YR=2024;ORIG=-53,62] W9 S10 W13 S8 E13 N3 E9 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,881

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 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS