LOT 122
SOUTHERN PINES OR 2476/315

WASHINGTON TYRONE DEWAYNE & QUINN TINNA
36375 PITCH LANE
HILLIARD, FL 32046

2025

23-3N-24-3300-0122-0000

BUILDING CHARACTERISTICS

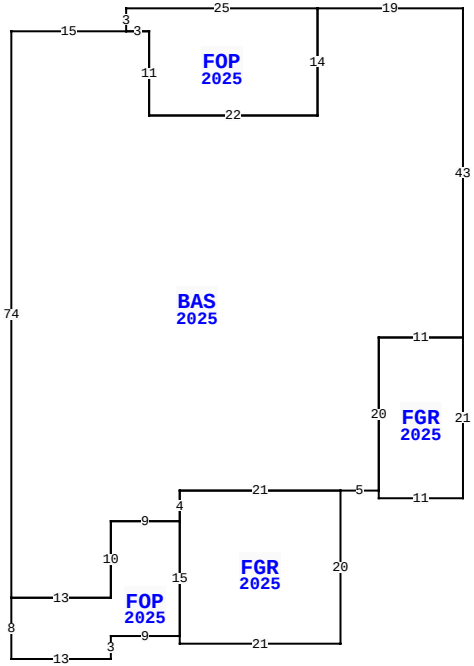
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,353	100	2025	3,353	442,562
FGR	231	55	2025	127	16,763
FGR	420	55	2025	231	30,490
FOP	239	30	2025	72	9,503
FOP	317	30	2025	95	12,539
TOTALS	4,560			3,878	511,857

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	2024	2024	0	0	0	0.00	100.00

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



36375 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		511,857
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		576,857
SOH/AGL Deduction		0
ASSESSED VALUE		576,857
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		526,135
TOTAL JUST VALUE		576,857
NCON VALUE		523,857
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010606	CO ISSUED		09/16/2024
B240002574	PRIVATE PROVIDER	615,091	03/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/961	10/04/2024	SW	Q	I	01	689,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WASHINGTON TYRONE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-12] E15 E3 S11 E22 N14 E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 $
FOP=[YR=2025;ORIG=20,-15] W25 S3 E3 S11 E22 N14 $
FGR=[YR=2025;ORIG=39,28] W11 S20 S1 E11 N21 $
FGR=[YR=2025;ORIG=23,48] W21 S4 S15 S1 E21 N20 $
FOP=[YR=2025;ORIG=2,52] W9 S10 W13 S8 E13 N3 E9 N15 $
.

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	2,375.00	SF	4.00	4.00	100	2025	2024		100	9,500	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000135	C	RES NATURAL	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 10/01/2024 BY WW Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS