LOT 127
SOUTHERN PINES OR 2476/315

NASTOVSKI BRIAN/SANCHEZ VARESSA
36426 PITCH LANE
HILLIARD, FL 32046

2025

23-3N-24-3300-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

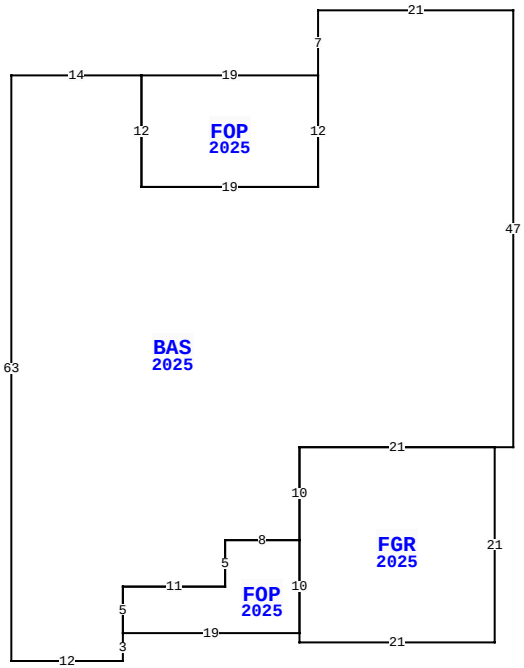
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,600	100	2025	2,600	355,186
FGR	441	55	2025	243	33,196
FOP	135	30	2025	40	5,464
FOP	228	30	2025	68	9,289
TOTALS	3,404			2,951	403,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	103.4940	136.61	403,136	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2600 HX Base Yr 2025



36426 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		403,136
TOTAL MARKET OB/XF VALUE		15,040
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		471,176
SOH/AGL Deduction		0
ASSESSED VALUE		471,176
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		420,454
TOTAL JUST VALUE		471,176
NCON VALUE		418,176
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003539	PRIVATE PROVIDER	469,279	03/27/2024
230011768	NEW SFR	469,279	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/191	3/29/2024	SW	Q	I	01	544,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: NASTOVSKI BRIAN

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	2,100.00	SF	4.00	4.00	100	2025	2024		100	8,400	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2025	2024		100	3,840	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=101,-10] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 $
FOP=[YR=2025;ORIG=61,-3] E19 S12 W19 N12 $
FGR=[YR=2025;ORIG=78,37] E21 S21 W21 N1 N10 N10 $
FOP=[YR=2025;ORIG=59,52] E11 N5 E8 S10 W19 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,040

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 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