LOT 130
SOUTHERN PINES OR 2476/315

MORGAN FRANCISCO A & ZANE J
36402 PITCH LN
HILLIARD, FL 32046

2025

23-3N-24-3300-0130-0000

BUILDING CHARACTERISTICS

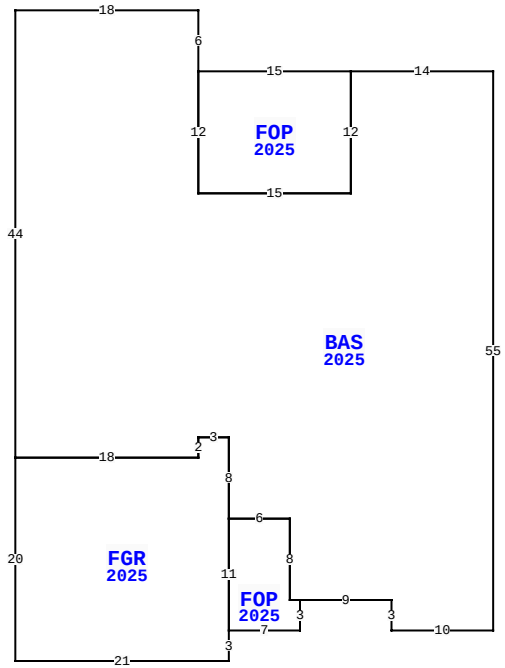
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2025	2,054	295,201
FGR	426	55	2025	234	33,630
FOP	69	30	2025	21	3,018
FOP	180	30	2025	54	7,761
TOTALS	2,729			2,363	339,610

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	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2054 HX Base Yr



36402 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 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	339,610
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	53,000
TOTAL MARKET VALUE	397,470
SOH/AGL Deduction	0
ASSESSED VALUE	397,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,470
TOTAL JUST VALUE	397,470
NCON VALUE	344,470
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004307	PRIVATE PROVIDER	377,114	04/16/2024
230012221	NEW SFR	377,114	09/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1614	5/23/2024	SW	Q	I	01	484,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MORGAN FRANCISCO A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] E18 S6 S12 E15 N12 E14 S55 W10 N3 W9 W1 N8 W6 N8 W3 S2 W18 N44 $
FOP=[YR=2025;ORIG=8,-4] E15 S12 W15 N12 $
FOP=[YR=2025;ORIG=11,40] E6 S8 E1 S3 W7 N11 $
FGR=[YR=2025;ORIG=-10,34] 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	0	0	0	1,215.00	SF	4.00	4.00	100	2025	2024		100	4,860	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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	0		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