LOT 2
SOUTHERN PINES OR 2476/315

**MCCORMICK FAITH E & CALEB C**
36183 PITCH LN
HILLIARD, FL 32046

**2026**

**23-3N-24-3300-0002-0000**

## BUILDING CHARACTERISTICS

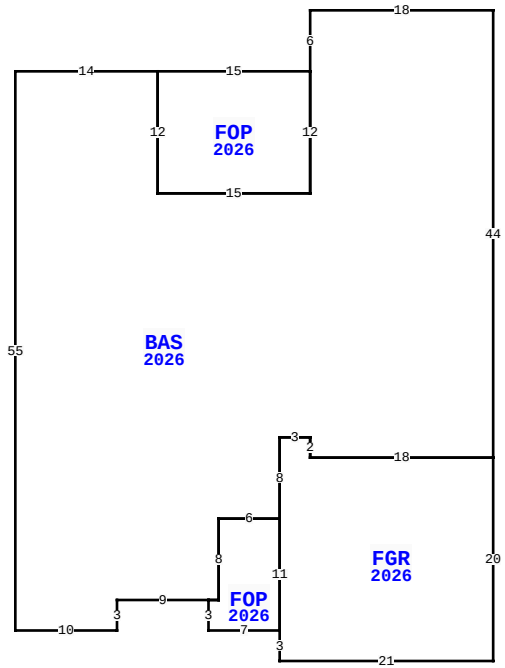
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 2026 | 2,054 | 310,852 |
| FGR | 426 | 55 | 2026 | 234 | 35,414 |
| FOP | 69 | 30 | 2026 | 21 | 3,178 |
| FOP | 180 | 30 | 2026 | 54 | 8,172 |
| TOTALS | 2,729 | | | 2,363 | 357,616 |

## 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 | 151.34 | 357,616 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2026 Heated Area: 2054 HX Base Yr 2026




36183 PITCH LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 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 | | 357,616 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 62,000 |
| TOTAL MARKET VALUE | | 419,616 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 419,616 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 368,205 |
| TOTAL JUST VALUE | | 419,616 |
| NCON VALUE | | 357,616 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 53,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250000415 | PRIVATE PROVIDER | 380,984 | 01/13/2025 |
| CO250006349 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2832/59 | 11/25/2025 | SW | Q | I | 02 | 484,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MCCORMICK FAITH E &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] E14 S12 E15 N12 N6 E18 S44 W18 N2 W3 S8 W6 S8 W1 W9 S3 W10 N55 $
FGR=[YR=2026;ORIG=67,48] W18 N2 W3 S8 S11 S3 E21 N20 $
FOP=[YR=2026;ORIG=49,10] W15 S12 E15 N12 $
FOP=[YR=2026;ORIG=46,54] W6 S8 W1 S3 E7 N11 $
.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 62,000.00 | 62,000.00 | 62,000 | | | | | | | |

REVIEW DATE 05/28/2025 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS