LOT 8
SOUTHERN PINES OR 2476/315

HENDERSON JOSEPH MICHAEL JR
36231 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0008-0000

BUILDING CHARACTERISTICS

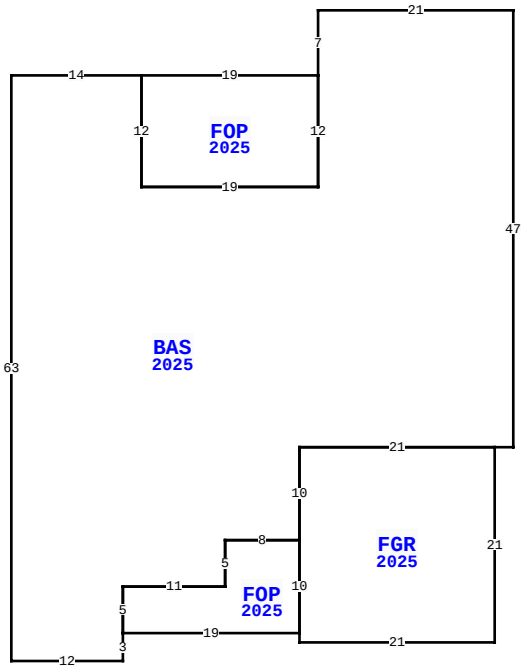
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	374,036
FGR	441	55	2025	243	34,958
FOP	135	30	2025	40	5,754
FOP	228	30	2025	68	9,782
TOTALS	3,404			2,951	424,531

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	143.86	424,531	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2600 HX Base Yr



36231 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	424,531
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	491,531
SOH/AGL Deduction	0
ASSESSED VALUE	491,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,531
TOTAL JUST VALUE	491,531
NCON VALUE	429,531
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001926	NSFR PRIVATE PROV	469,279	02/24/2025
B240011288	NSFR PRIVATE PROV	469,279	10/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/1635	3/03/2026	WD	Q	I	01	499,000
GRANTOR: MCDANIEL JOSHUA & MAL						
GRANTEE: HENDERSON JOSEPH MI						
2831/106	11/20/2025	SW	Q	I	01	514,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MCDANIEL JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=104,-7] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 $
FOP=[YR=2025;ORIG=64,0] E19 S12 W19 N12 $
FOP=[YR=2025;ORIG=73,50] E8 S10 W19 N5 E11 N5 $
FGR=[YR=2025;ORIG=81,40] E21 S21 W21 N1 N10 N10 $
.

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
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	000100	C	RES	0	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 04/16/2025 BY MLU Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS