LOT 10
SOUTHERN PINES OR 2476/315

D'ANDREA DENISE & WENDY ANN
36247 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0010-0000

BUILDING CHARACTERISTICS

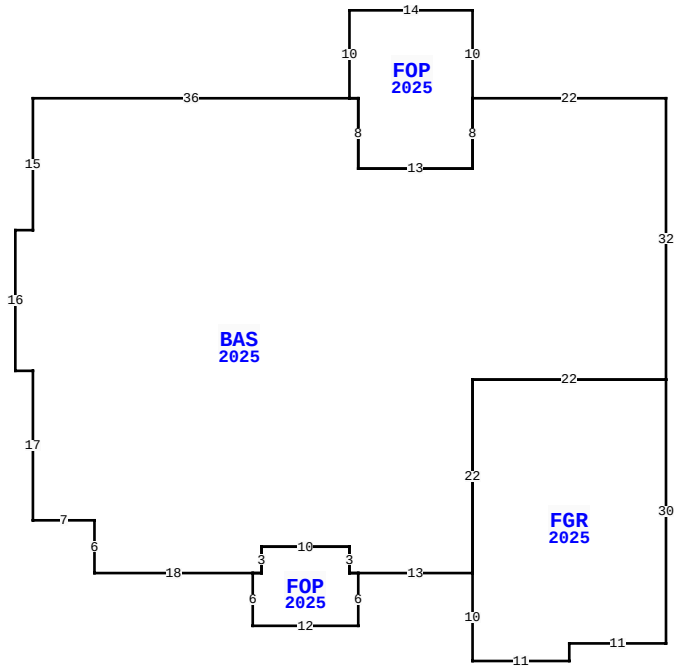
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,260	100	2025	3,260	453,107
FGR	682	55	2025	375	52,121
FOP	102	30	2025	31	4,309
FOP	244	30	2025	73	10,146
TOTALS	4,288			3,739	519,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,739	99.9900	138.99	519,684	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3260 HX Base Yr



36247 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		519,684
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		586,684
SOH/AGL Deduction		0
ASSESSED VALUE		586,684
TOTAL EXEMPTION VALUE	13	586,684
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		586,684
NCON VALUE		524,684
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010385	NEW RES AC	3,972	09/16/2025
CO250004855	CO ISSUED		05/06/2025
B240013600	PRIVATE PROVIDER	595,550	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2810/279	8/15/2025	SW	Q	I	01	724,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: D'ANDREA DENISE & W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=72,0] W22 S8 W13 N8 W1 W36 S15 W2 S16 E2 S17 E7 S6 E18 E1 N3 E10 S3 E1 E13 N22 E22 N32 $
FOP=[YR=2025;ORIG=36,-10] E14 S10 S8 W13 N8 W1 N10 $
FOP=[YR=2025;ORIG=26,51] E10 S3 E1 S6 W12 N6 E1 N3 $
FGR=[YR=2025;ORIG=50,32] E22 S30 W11 S2 W11 N10 N22 $
.

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	100	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	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 01/05/2026 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS