LOT 12
SOUTHERN PINES OR 2476/315

MORSE VALARIE
36263 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

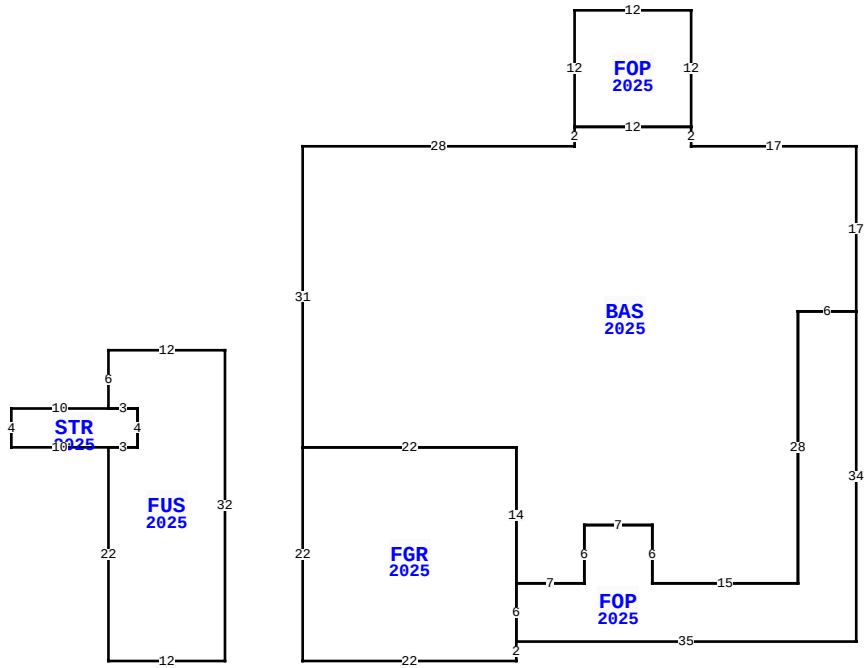
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,071	100	2025	2,071	309,283
FGR	484	55	2025	266	39,724
FOP	144	30	2025	43	6,422
FOP	420	30	2025	126	18,817
FUS	372	100	2025	372	55,554
STR	52	10	2025	5	747
TOTALS	3,543			2,883	430,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	107.4420	149.34	430,547	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2443 HX Base Yr 2026



36263 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		430,547
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		497,547
SOH/AGL Deduction		142,859
ASSESSED VALUE		354,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,277
TOTAL JUST VALUE		497,547
NCON VALUE		435,547
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002217	NEW SFR - PRIVAT	457,355	03/03/2025
B240008838		457,355	07/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/688	11/05/2025	SW	Q	I	01	558,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MORSE VALARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,2] E28 N2 E12 S2 E17 S17 W6 S28 W15 N6 W7 S6 W7 N14 W22 N31 $
FOP=[YR=2025;ORIG=130,-12] W12 S12 E12 N12 $
FOP=[YR=2025;ORIG=147,19] W6 S28 W15 N6 W7 S6 W7 S6 E35 N34 $
FGR=[YR=2025;ORIG=90,33] E22 S14 S6 S2 W22 N22 $
FUS=[YR=2025;ORIG=70,23] E12 S32 W12 N22 E3 N4 W3 N6 $
STR=[YR=2025;ORIG=60,29] E10 E3 S4 W3 W10 N4 $
.

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	000134	C	RES POND	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 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