LOT 13
SOUTHERN PINES OR 2476/315

**SCOTT GARLAND & JACQUELINE**
36271 PITCH LN
HILLIARD, FL 32046

**2026**

**23-3N-24-3300-0013-0000**

## BUILDING CHARACTERISTICS

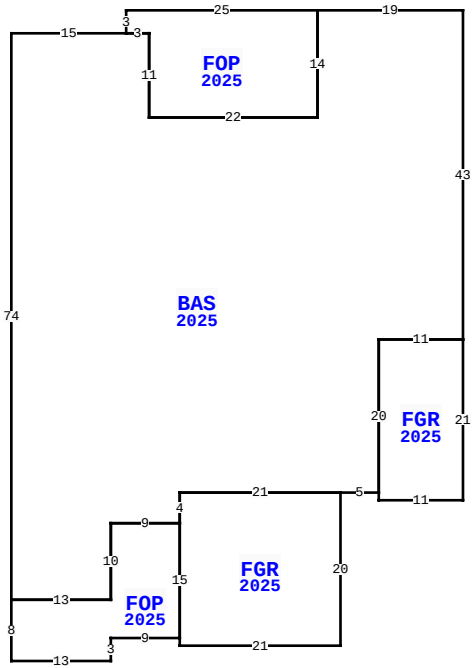
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 3,353 | 100 | 2025 | 3,353 | 466,033 |
| FGR | 231 | 55 | 2025 | 127 | 17,652 |
| FGR | 420 | 55 | 2025 | 231 | 32,107 |
| FOP | 239 | 30 | 2025 | 72 | 10,007 |
| FOP | 317 | 30 | 2025 | 95 | 13,204 |
| TOTALS | 4,560 | | | 3,878 | 539,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,878 | 99.9900 | 138.99 | 539,003 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2026 Heated Area: 3353 HX Base Yr 2026




36271 PITCH LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/05/2026 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 | | 539,003 |
| TOTAL MARKET OB/XF VALUE | | 5,000 |
| TOTAL LAND VALUE - MARKET | | 62,000 |
| TOTAL MARKET VALUE | | 606,003 |
| SOH/AGL Deduction | | 34,703 |
| ASSESSED VALUE | | 571,300 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 519,889 |
| TOTAL JUST VALUE | | 606,003 |
| NCON VALUE | | 544,003 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 53,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250000346 | PRIVATE PROVIDER | 615,091 | 01/09/2025 |
| B240008847 | | 615,091 | 07/30/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2762/130 | 1/13/2025 | SW | Q | I | 02 | 699,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SCOTT GARLAND & JAC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,-13] E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 E15 E3 S11 E22 N14 $
FOP=[YR=2025;ORIG=100,-13] W25 S3 E3 S11 E22 N14 $
FOP=[YR=2025;ORIG=82,54] W9 S10 W13 S8 E13 N3 E9 N15 $
FGR=[YR=2025;ORIG=119,30] W11 S20 S1 E11 N21 $
FGR=[YR=2025;ORIG=103,50] W21 S4 S15 S1 E21 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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