LOT 17
SOUTHERN PINES OR 2476/315
ESMT IN OR 2775/1131

JOHNSON EARL
36303 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

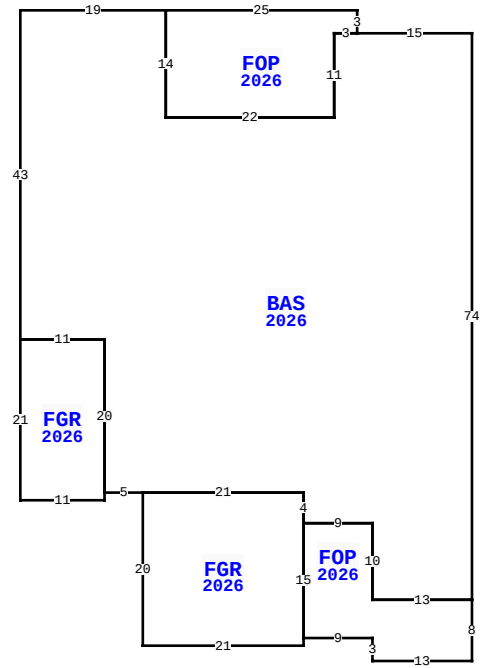
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2026	3,353	466,033
FGR	231	55	2026	127	17,652
FGR	420	55	2026	231	32,107
FOP	239	30	2026	72	10,007
FOP	317	30	2026	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



36303 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		539,003
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		606,003
SOH/AGL Deduction		0
ASSESSED VALUE		606,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		554,592
TOTAL JUST VALUE		606,003
NCON VALUE		544,003
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250007493			07/09/2025
B250000409	PRIVATE PROVIDER	621,405	01/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1719	7/14/2025	SW	Q	I	01	718,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: JOHNSON EARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=39,-7] W15 W3 S11 W22 N14 W19 S43 E11 S20 E5 E21 S4 E9 S10 E13 N74 $
FOP=[YR=2026;ORIG=-1,-10] E25 S3 W3 S11 W22 N14 $
FOP=[YR=2026;ORIG=17,57] E9 S10 E13 S8 W13 N3 W9 N15 $
FGR=[YR=2026;ORIG=-20,33] E11 S20 S1 W11 N21 $
FGR=[YR=2026;ORIG=-4,53] E21 S4 S15 S1 W21 N20 $
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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
1	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 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