LOT 18
SOUTHERN PINES OR 2476/315

JONES ROBERT CHRISTOPHER & CHRISTIE LYNN
36290 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0018-0000

BUILDING CHARACTERISTICS

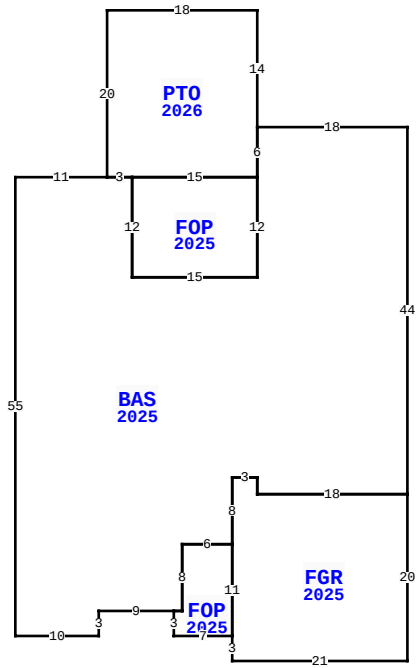
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,054	100	2025	2,054	310,697
FGR	426	55	2025	234	35,396
FOP	69	30	2025	21	3,176
FOP	180	30	2025	54	8,168
PTO	360	5	2026	18	2,723
TOTALS	3,089			2,381	360,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,381	108.8780	151.34	360,341	2024	2024	0	0	0	0.05	99.95

1 SNGL FAM 100% - 2025 Heated Area: 2054 HX Base Yr 2025



36290 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,815
TOTAL MARKET OB/XF VALUE		6,480
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		443,295
SOH/AGL Deduction		81,065
ASSESSED VALUE		362,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,819
TOTAL JUST VALUE		443,295
NCON VALUE		23,857
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005198	NW RES SCN	11,916	05/14/2025
B250001386	RES NEW GARAGE (T	16,000	02/07/2025
CO240011550	PRIVATE PROVIDER	377,114	10/15/2024
B240005858	PRIVATE PROVIDER	377,114	05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/1194	10/18/2024	SW	Q	I	02	504,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: JONES ROBERT CHRIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] E11 E3 S12 E15 N12 N6 E18 S44 W18 N2 W3 S8 W6 S8 W1 W9 S3 W10 N55 $
FGR=[YR=2025;ORIG=77,38] W18 N2 W3 S8 S11 S3 E21 N20 $
FOP=[YR=2025;ORIG=59,0] W15 S12 E15 N12 $
FOP=[YR=2025;ORIG=56,55] N11 W6 S8 W1 S3 E7 $
PTO=[YR=2026;ORIG=44,-0] E15 N6 N14 W18 S20 E3 $
.

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
4	0911	SCRN RM A	0	100	20	18	360.00	SF	18.00	18.00	100	2026	2025		100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 6,480

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 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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

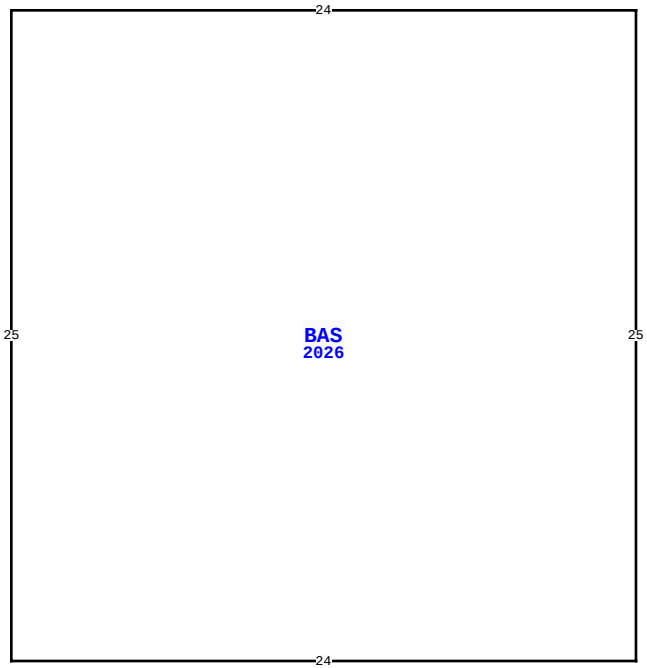
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2026	600	14,654
TOTALS	600			600	14,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	24.67	14,802	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 600 HX Base Yr 2025



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GRANTEE: JONES ROBERT CHRIST

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BUILDING DIMENSIONS

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.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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