

BAYER MARK BRANNAN BAYER/LAMB TRACY LEE
36275 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0020-0000

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

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

2,600

100

2025

2,600

373,849

FGR

441

55

2025

243

34,941

FOP

135

30

2025

40

5,751

FOP

228

30

2025

68

9,777

PTO

190

5

2026

10

1,438

TOTALS

3,594

2,961

425,756

EXTRA FEATURES

L N

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 0 0 0

1.00

UT

5,000.00

5,000.00

100

2025

2024

97

4,850

3

0911

SCRN RM A

0 0 10 19

190.00

SF

18.00

18.00

100

2026

2025

100

3,420

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,961

103.4940

143.86

425,969

2024

2024

0

0

0.05

99.95

1 SNGL FAM

0% - 2025

Heated Area: 2600

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/05/2026

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2760/106

12/30/2024

SW Q

I

01

580,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: BAYER MARK BRANNAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=104,-7] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 \$

FGR=[YR=2025;ORIG=81,40] E21 S21 W21 N1 N10 N10 \$

FOP=[YR=2025;ORIG=64,0] E19 S12 W19 N12 \$

FOP=[YR=2025;ORIG=73,50] E8 S10 W19 N5 E11 N5 \$

PTO=[YR=2026;ORIG=64,0] E19 N7 N3 W19 S10 \$

.

NASSAU COUNTY PROPERTY

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