LOT 28
SOUTHERN PINES OR 2476/315

LESTER TODD J & MARILYN R L/E/
11146 MARITIME COURT
LAKE WORTH, FL 33449

2026

23-3N-24-3300-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

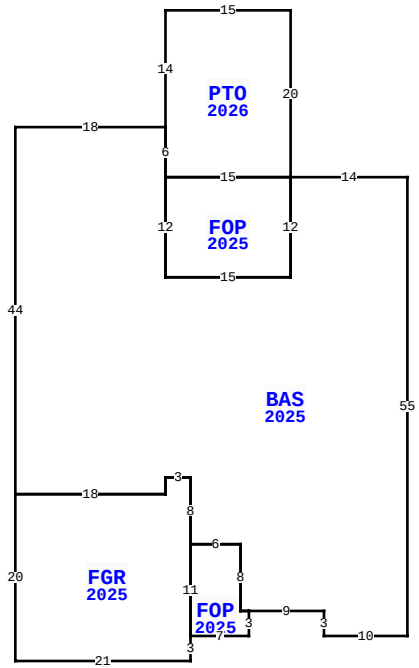
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	310,852
FGR	426	55	2025	234	35,414
FOP	69	30	2025	21	3,178
FOP	180	30	2025	54	8,172
PTO	300	5	2026	15	2,270
TOTALS	3,029			2,378	359,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,378	108.8780	151.34	359,887	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2054 HX Base Yr



36210 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	359,887
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	427,287
SOH/AGL Deduction	0
ASSESSED VALUE	427,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,287
TOTAL JUST VALUE	427,287
NCON VALUE	365,287
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002989	NEW RES AC	51,170	03/20/2026
B250009922	NW RES SCN	10,000	09/04/2025
CO250003018	PRIVATE PROVIDER	377,114	03/25/2025
B240008961	PRIVATE PROVIDER	377,114	08/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1768	10/02/2025	WD	U	I	11	100
GRANTOR: LESTER TODD J & MARIL						
GRANTEE: LESTER FAMILY TRUST						
2786/55	5/02/2025	SW	Q	I	01	512,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: LESTER TODD J & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=120,0] W14 S12 W15 N12 N6 W18 S44 E18 N2 E3 S8 E6 S8 E1 E9 S3 E10 N55 $
FGR=[YR=2025;ORIG=73,38] E18 N2 E3 S8 S11 S3 W21 N20 $
FOP=[YR=2025;ORIG=91,0] E15 S12 W15 N12 $
FOP=[YR=2025;ORIG=94,44] E6 S8 E1 S3 W7 N11 $
PTO=[YR=2026;ORIG=106,0] N20 W15 S14 S6 E15 $
.

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	0911	SCRN RM A	0	0	20	15	300.00	SF	18.00	18.00	100	2026	2025		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	000100	C	RES	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 PRINTED 07/09/2026 BY SYS