LOT 69
SOUTHERN PINES OR 2476/315

JACOBS CHARMIN NICKOL & LATICIA
36007 PITCH LANE
HILLIARD, FL 32046

2026

23-3N-24-3300-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

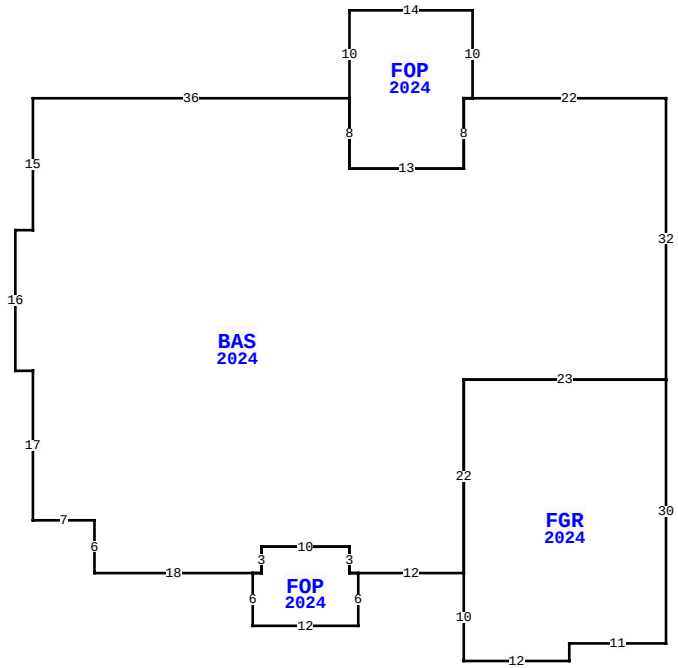
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,238	100	2024	3,238	447,575
FGR	714	55	2024	393	54,323
FOP	102	30	2024	31	4,285
FOP	244	30	2024	73	10,090
TOTALS	4,298			3,735	516,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,735	99.9900	138.99	519,128	2023	2023	0	0	0	0.55	99.45

1 SNGL FAM 100% - 2024 Heated Area: 3238 HX Base Yr



36007 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		516,273
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		582,923
SOH/AGL Deduction		13,080
ASSESSED VALUE		569,843
TOTAL EXEMPTION VALUE	13	569,843
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		582,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011723	CO ISSUED		09/14/2023
230005587	NEW SFR	603,065	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1486	9/18/2023	SW	Q	I	01	670,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: JACOBS CHARMIN NICK

BUILDING NOTES

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	2024	2023		93	4,650	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=42,8] E36 S8 E13 N8 E1 E22 S32 W23 S22 W12 W1 N3 W10 S3 W1 W18 N6 W7 N17 W2 N16 E2 N15 $
FGR=[YR=2024;ORIG=114,40] W23 S22 S10 E12 N2 E11 N30 $
FOP=[YR=2024;ORIG=78,59] W10 S3 W1 S6 E12 N6 W1 N3 $
FOP=[YR=2024;ORIG=78,-2] E14 S10 W1 S8 W13 N8 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,650

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	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 10/03/2023 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS