

DAWSON DAVID & WILMA
36031 PITCH LN
HILLIARD, FL 32046

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90
Exterior Wall21STONE 10
Roof Structur08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories02WOOD FRAME 100
Units1. 1. 100
 0 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9016.00
AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEYRAREAMARKET
VALUE
BAS3,26010020253,260452,880
FGR68255202537552,095
FOP102302025314,307
FSP2444020259813,614
PTO55252026283,890

TOTALS4,8403,792526,786

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0900013,79299.9900138.99527,050202420240000.0599.95

1 SNGL FAM 100% - 2025Heated Area: 3260HX Base Yr 2025

FSP FTO BAS FGR FOP

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/05/2026MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE526,786
TOTAL MARKET OB/XF VALUE14,786
TOTAL LAND VALUE - MARKET62,000
TOTAL MARKET VALUE603,572
SOH/AGL Deduction110,162
ASSESSED VALUE493,410
TOTAL EXEMPTION VALUEHX HB DX56,411
BASE TAXABLE VALUE436,999
TOTAL JUST VALUE603,572
NCON VALUE13,826
INCOME VALUE
PREVIOUS YEAR MKT VALUE558,171

PERMIT NUMDESCRIPTIONAMTISSUED

B250007730NW RES SCN22,34207/14/2025
C0240002591NSFR (T)4294 (H)603,06503/05/2024
230006577NEW SFR603,06505/19/2023

SALES DATA

OFF RECORDTypeQUANTITYValueRSN SALE
NumberINSTIIPRIPRICE

2717/15615/29/2024SWQI01679,900

GRANTOR:LGI HOMES-FLORIDA LLC

GRANTEE:DAWSON DAVID & WILM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-10] E22 S8 E13 N8 E1 E36 S15 E2 S16 W2 S17 W7 S6 W18 W1 N3 W10 S3 W1 W13 N22 W22 N32 \$
FGR=[YR=2025;ORIG=-20,22] E22 S22 S10 W11 N2 W11 N30 \$
PTO=[YR=2026;ORIG=16,-20] S10 E36 N16 W28 D6L8 \$
FSP=[YR=2025;ORIG=16,-20] W14 S10 S8 E13 N8 E1 N10 \$
FOP=[YR=2025;ORIG=26,41] W10 S3 W1 S6 E12 N6 W1 N3 \$
.

LAND DESCRIPTIONTOTAL OB/XF14,786

LNUSE CLSLAND USECAPRDLOC FRONT DEPTH TOT UNIT D DPTH % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODEDESCRZONEUTADJRPRICECONDONACTFACTCONDADJPRIPRICEVALUEADJUSTMENTS AND NOTESYEARDECLFRZYRCONSRV

1000134CRESPOND1000006OR0.000.001.00LT1.001.001.0062,000.0062,000.0062,000