LOT 75
SOUTHERN PINES OR 2476/315

BRIGHAM SHAWN E & SUSAN A
36055 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0075-0000

BUILDING CHARACTERISTICS

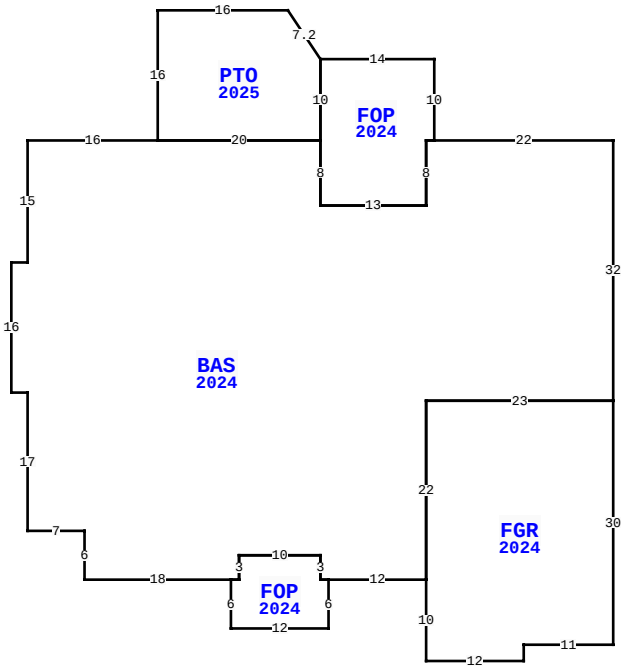
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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
PTO	308	5	2025	15	2,074
TOTALS	4,606			3,750	518,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,750	99.9900	138.99	521,212	2023	2023	0	0	0	0.55	99.45

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



36055 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		518,345
TOTAL MARKET OB/XF VALUE		10,028
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		590,373
SOH/AGL Deduction		139,581
ASSESSED VALUE		450,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		399,381
TOTAL JUST VALUE		590,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001489	FOOTER, PAVERS, S	20,363	02/06/2024
230011931	CO ISSUED		09/19/2023
230005586	NEW SFR	603,065	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1971	11/29/2023	SW	Q	I	01	679,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BRIGHAM SHAWN E & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,0] E16 E20 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=142,32] W23 S22 S10 E12 N2 E11 N30 $
FOP=[YR=2024;ORIG=120,-10] W14 S10 S8 E13 N8 E1 N10 $
FOP=[YR=2024;ORIG=106,51] W10 S3 W1 S6 E12 N6 W1 N3 $
PTO=[YR=2025;ORIG=86,0] N16 E16 D6R4 S10 W20 $
.

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	
3	0911	SCRN RM A	0	100	0	0	308.00	SF	18.00	18.00	100	2025	2024		97	5,378	

LAND DESCRIPTION

TOTAL OB/XF 10,028

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 01/17/2024 BY WWA Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS