LOT 78
SOUTHERN PINES OR 2476/315

BUTLER SAMUEL AARON & SZE WAH
36079 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0078-0000

BUILDING CHARACTERISTICS

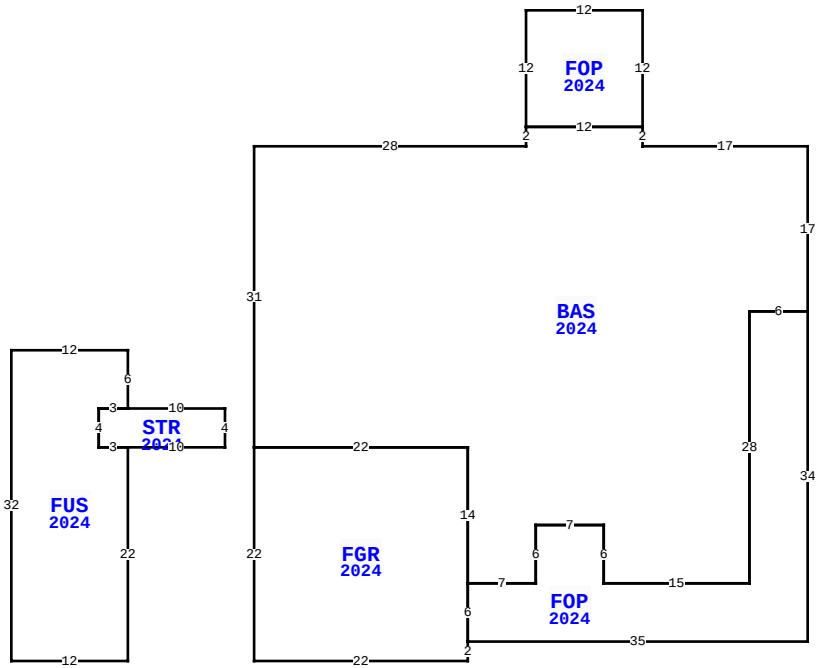
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,071	100	2024	2,071	307,737
FGR	484	55	2024	266	39,525
FOP	144	30	2024	43	6,390
FOP	420	30	2024	126	18,723
FUS	372	100	2024	372	55,276
STR	52	10	2024	5	743
TOTALS	3,543			2,883	428,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	107.4420	149.34	430,547	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 2443 HX Base Yr



36079 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		428,394
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		495,044
SOH/AGL Deduction		44,745
ASSESSED VALUE		450,299
TOTAL EXEMPTION VALUE	13	450,299
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		495,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012998	CO ISSUED		10/10/2023
230006215	NEW SFR	463,290	05/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/537	12/12/2025	WD	Q	I	01	595,000
GRANTOR: WALKER ROBERT JR & JE						
GRANTEE: BUTLER SAMUEL AARON						
2686/1302	12/20/2023	SW	Q	I	01	574,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WALKER ROBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=93,10] E28 N2 E12 S2 E17 S17 W6 S28 W15 N6 W7 S6 W7 N14 W22 N31 $
FOP=[YR=2024;ORIG=133,-4] W12 S12 E12 N12 $
FOP=[YR=2024;ORIG=150,27] W6 S28 W15 N6 W7 S6 W7 S6 E35 N34 $
FGR=[YR=2024;ORIG=115,41] W22 S22 E22 N2 N6 N14 $
FUS=[YR=2024;ORIG=80,31] W12 S32 E12 N22 W3 N4 E3 N6 $
STR=[YR=2024;ORIG=90,37] S4 W10 W3 N4 E3 E10 $
.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650	

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 11/20/2023 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS