LOT 85
SOUTHERN PINES OR 2476/315

SMITH ORLANDO SR & ESHELL
36135 PITCH LANE
HILLIARD, FL 32046

2026

23-3N-24-3300-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

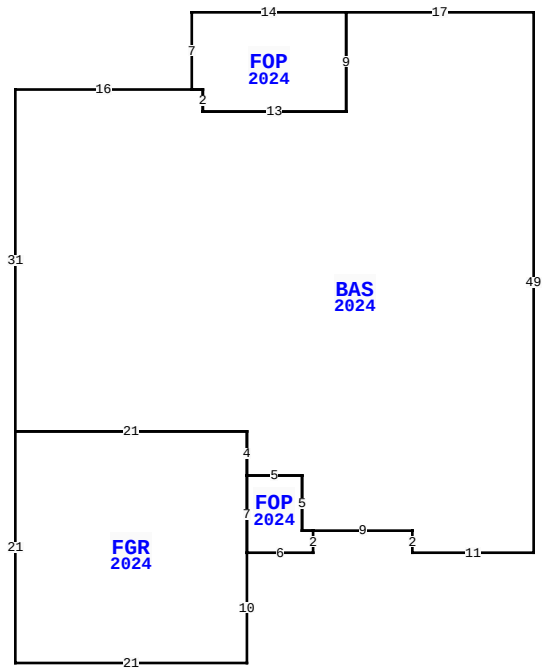
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,781	100	2024	1,781	272,872
FGR	441	55	2024	243	37,231
FOP	37	30	2024	11	1,686
FOP	124	30	2024	37	5,669
TOTALS	2,383			2,072	317,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	110.8380	154.06	319,212	2023	2023	0	0	0	0.55	99.45

1 SNGL FAM 100% - 2024 Heated Area: 1781 HX Base Yr 2024



36135 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		317,456
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		379,456
SOH/AGL Deduction		0
ASSESSED VALUE		379,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		328,045
TOTAL JUST VALUE		379,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012107	CO ISSUED		09/21/2023
230005588	NEW SFR	334,002	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1104	9/25/2023	SW	Q	I	01	414,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SMITH ORLANDO SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-10] W17 S9 W13 N2 W1 W16 S31 E21 S4 E5 S5 E1 E9 S2 E11 N49 $
FOP=[YR=2024;ORIG=114,32] E5 S5 E1 S2 W6 N7 $
FGR=[YR=2024;ORIG=114,28] W21 S21 E21 N10 N7 N4 $
FOP=[YR=2024;ORIG=109,-10] E14 S9 W13 N2 W1 N7 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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