LOT 86
SOUTHERN PINES OR 2476/315

BARRY EDWARD JAMES & STACY MARIE
36143 PITCH LANE
HILLIARD, FL 32046

2026

23-3N-24-3300-0086-0000

BUILDING CHARACTERISTICS

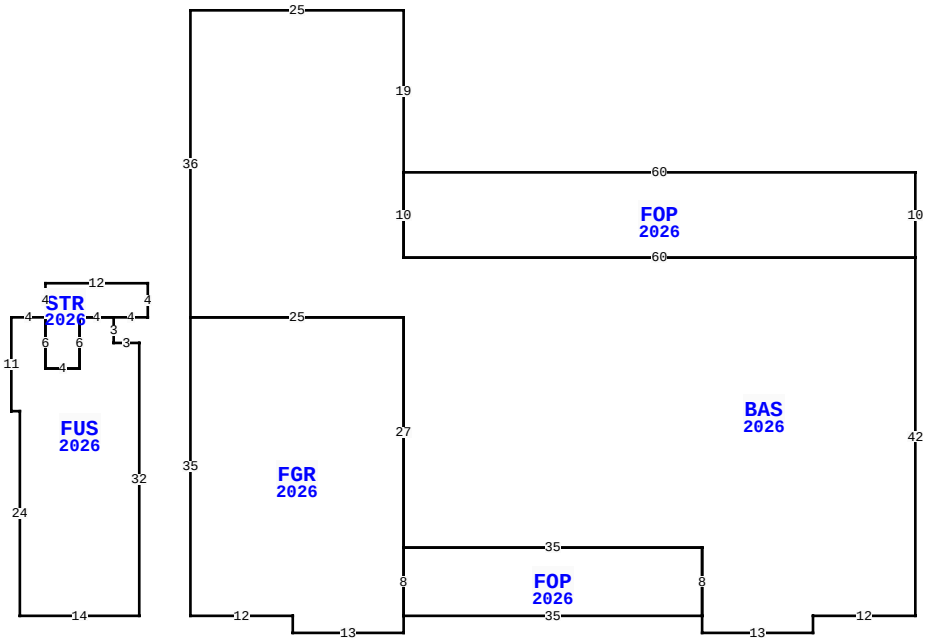
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	3,166	100	2026	3,166	434,913
FGR	901	55	2026	496	68,136
FOP	280	30	2026	84	11,539
FOP	600	30	2026	180	24,727
FUS	468	100	2026	468	64,289
STR	72	10	2026	7	962
TOTALS	5,487			4,401	604,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,401	98.8240	137.37	604,565	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3634 HX Base Yr



36143 PITCH LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		604,565
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		671,565
SOH/AGL Deduction		137,805
ASSESSED VALUE		533,760
TOTAL EXEMPTION VALUE	13	533,760
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		671,565
NCON VALUE		609,565
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250005358	CO ISSUED		05/19/2025
B240013675	PRIVATE PROVIDER	699,834	12/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/957	5/23/2025	SW	Q	I	01	828,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BARRY EDWARD JAMES

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	2026	2025		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=35,-10] W25 S36 E25 S27 E35 S8 S2 E13 N2 E12 N42 W60 N10 N19 $
FOP=[YR=2026;ORIG=35,9] E60 S10 W60 N10 $
FOP=[YR=2026;ORIG=35,53] E35 S8 W35 N8 $
FGR=[YR=2026;ORIG=10,26] E25 S27 S8 S2 W13 N2 W12 N35 $
FUS=[YR=2026;ORIG=-11,26] E4 S6 E4 N6 E4 S3 E3 S32 W14 N24 W1 N11 $
STR=[YR=2026;ORIG=-7,32] N6 N4 E12 S4 W4 W4 S6 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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 05/28/2025 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS