LOT 112
SOUTHERN PINES OR 2476/315

JANKOVIC DRAGAN & BRANDI LEE
36020 PITCH LANE
HILLIARD, FL 32046

2026

23-3N-24-3300-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

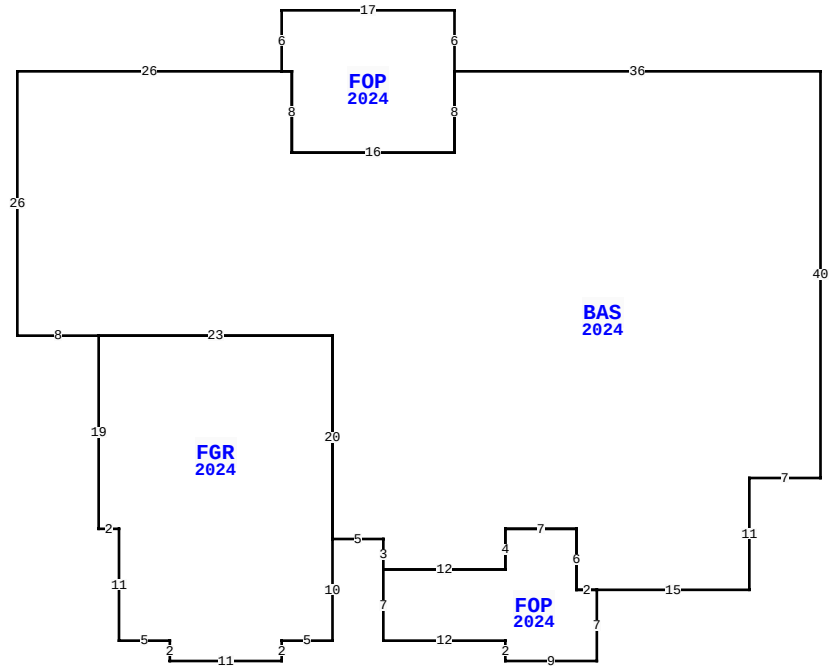
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,958	100	2024	2,958	414,195
FGR	690	55	2024	380	53,210
FOP	189	30	2024	57	7,982
FOP	230	30	2024	69	9,662
TOTALS	4,067			3,464	485,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,464	101.2920	140.80	487,731	2023	2023	0	0	0	0.55	99.45

1 SNGL FAM 100% - 2025 Heated Area: 2958 HX Base Yr 2025



36020 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		485,048
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		551,698
SOH/AGL Deduction		11,110
ASSESSED VALUE		540,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		489,177
TOTAL JUST VALUE		551,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004977	CO ISSUED		01/04/2024
230009668	NEW SFR	552,309	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1654	3/14/2024	SW	Q	I	01	644,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: JANKOVIC DRAGAN & B

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
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] E26 E1 S8 E16 N8 E36 S40 W7 S11 W15 W2 N6 W7 S4 W12 N3 W5 N20 W23 W8 N26 $
FOP=[YR=2024;ORIG=73,-6] W17 S6 E1 S8 E16 N8 N6 $
FOP=[YR=2024;ORIG=85,45] W7 S4 W12 S7 E12 S2 E9 N7 W2 N6 $
FGR=[YR=2024;ORIG=61,26] W23 S19 E2 S11 E5 S2 E11 N2 E5 N10 N20 $
.

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 12/28/2023 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS