



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.	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	3,166	100	2024	3,166	432,738
FGR	901	55	2024	496	67,795
FOP	280	30	2024	84	11,481
FSP	600	40	2024	240	32,804
FUS	468	100	2024	468	63,968
STR	72	10	2024	7	957
TOTALS	5,487			4,461	609,744

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,461	98.8240	137.37	612,808	2023	2023	0	0	0.50	99.50
1 SNGL FAM 100% - 2025 Heated Area: 3634 HX Base Yr											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		621,956	
TOTAL MARKET OB/XF VALUE		81,888	
TOTAL LAND VALUE - MARKET		62,000	
TOTAL MARKET VALUE		765,844	
SOH/AGL Deduction		0	
ASSESSED VALUE		765,844	
TOTAL EXEMPTION VALUE		13	765,844
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		765,844	
NCON VALUE		12,212	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		744,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005235	NEW RES AC	33,100	05/15/2025
B240009714	RES NEW SCREEN EN	19,212	08/21/2024
SP240007637	NEW INGROUND POOL	124,976	06/27/2024
230003349	CO ISSUED		01/02/2024
230008423	NEW SFR	702,047	06/29/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2720/524	5/24/2024	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: GARCIA ALVIN TROY &					

BUILDING NOTES					

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=40,19] E60 N10 N19 E25 S36 W25 S27 W35 S8 S2 W13 N2 W12 N42 \$											
FGR=[YR=2024;ORIG=125,26] W25 S27 S8 S2 E13 N2 E12 N35 \$											
FSP=[YR=2024;ORIG=100,9] W60 S10 E60 N10 \$											
FUS=[YR=2024;ORIG=141,26] E4 S11 W1 S24 W14 N32 E3 N3 E4 S6 E4 N6 \$											
FOP=[YR=2024;ORIG=100,53] W35 S8 E35 N8 \$											
STR=[YR=2024;ORIG=129,22] E12 S4 S6 W4 N6 W4 W4 N4 \$											

EXTRA FEATURES										36044 PITCH LN, HILLIARD			INC DATE		AG DATE		08/08/2025		12/25/2025	
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			
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650				
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000				
5	0911	SCRN RM A	0	100	60	26	1,560.00	SF	18.00	18.00	100	2025	2024		97	27,238				

GARCIA ALVIN TROY & CARMEN LESHON
36044 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0114-0000

[illegible]