LOT 115
SOUTHERN PINES OR 2476/315

PEOPLES CARL L & LOIS E L/E/
36080 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

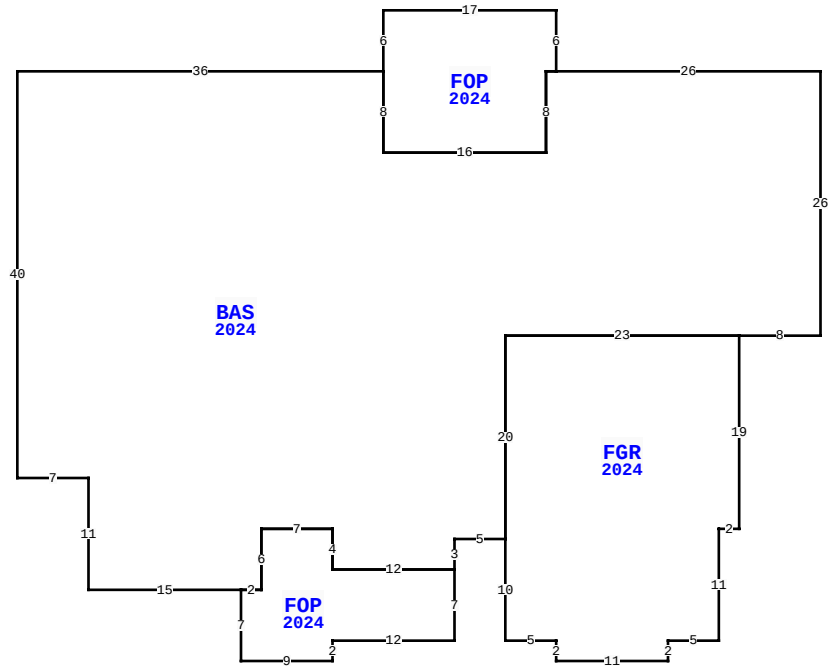
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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



36080 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		15,126
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		562,174
SOH/AGL Deduction		0
ASSESSED VALUE		562,174
TOTAL EXEMPTION VALUE	13	562,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		562,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006480	SHED INSTALLATION	23,108	05/31/2024
230006936	CO ISSUED		11/02/2023
230006936	NEW SFR	552,309	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1427	2/19/2025	LE	U	I	11	100
GRANTOR: PEOPLES CARL L & LOIS						
GRANTEE: PEOPLES MARKUS C						
2678/552	11/06/2023	SW	Q	I	01	659,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PEOPLES CARL L & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=49,26] W26 W1 S8 W16 N8 W36 S40 E7 S11 E15 E2 N6 E7 S4 E12 N3 E5 N20 E23 E8 N26 $
FGR=[YR=2024;ORIG=18,52] E23 S19 W2 S11 W5 S2 W11 N2 W5 N10 N20 $
FOP=[YR=2024;ORIG=6,20] E17 S6 W1 S8 W16 N8 N6 $
FOP=[YR=2024;ORIG=-6,71] E7 S4 E12 S7 W12 S2 W9 N7 E2 N6 $
.

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	2024	2023		93	4,650	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2024		97	10,476	

LAND DESCRIPTION

TOTAL OB/XF 15,126

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 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS