LOT 120
SOUTHERN PINES OR 2476/315

ALGER FRANCIS EMORY & TRACI QUEIPO
36359 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

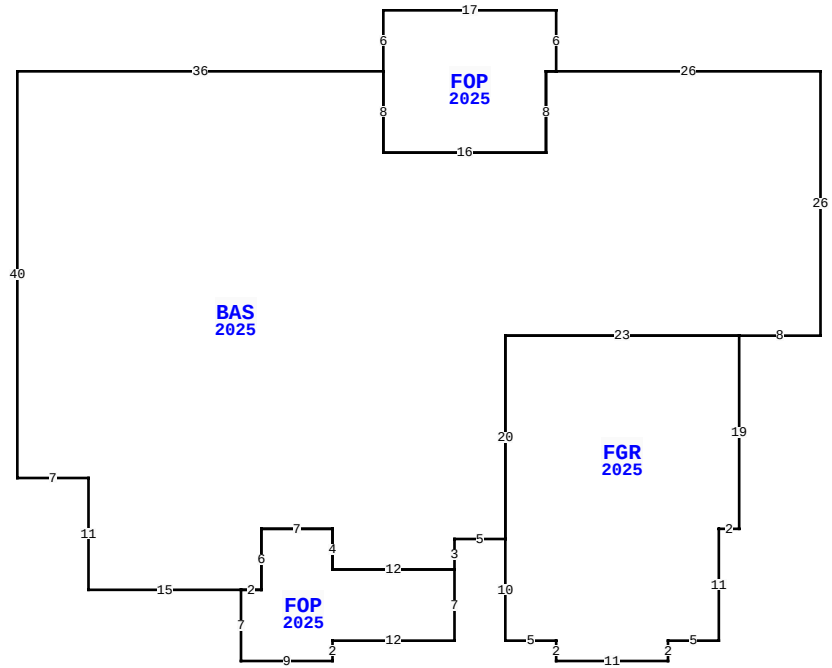
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2025	2,958	416,278
FGR	690	55	2025	380	53,477
FOP	189	30	2025	57	8,022
FOP	230	30	2025	69	9,710
TOTALS	4,067			3,464	487,487

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	2024	2024	0	0	0	0.05	99.95

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



36359 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		487,487
TOTAL MARKET OB/XF VALUE		12,690
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		562,177
SOH/AGL Deduction		285,185
ASSESSED VALUE		276,992
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		220,581
TOTAL JUST VALUE		562,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011140	20X40FT POLE BARN	25,944	10/01/2024
CO240009590	PRIVATE PROVIDER	545,279	08/19/2024
B240002575	PRIVATE PROVIDER	545,279	03/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1663	8/30/2024	SW	Q	I	02	654,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ALGER FRANCIS EMORY

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	2025	2024		97	4,850	
3	0680	POLE SHED	0	100	40	20	800.00	SF	10.00	10.00	100	2025	2024		98	7,840	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=130,0] W26 W1 S8 W16 N8 W36 S40 E7 S11 E15 E2 N6 E7 S4 E12 N3 E5 N20 E23 E8 N26 $
FOP=[YR=2025;ORIG=87,-6] E17 S6 W1 S8 W16 N8 N6 $
FOP=[YR=2025;ORIG=75,45] E7 S4 E12 S7 W12 S2 W9 N7 E2 N6 $
FGR=[YR=2025;ORIG=99,26] E23 S19 W2 S11 W5 S2 W11 N2 W5 N10 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,690

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 10/08/2024 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS