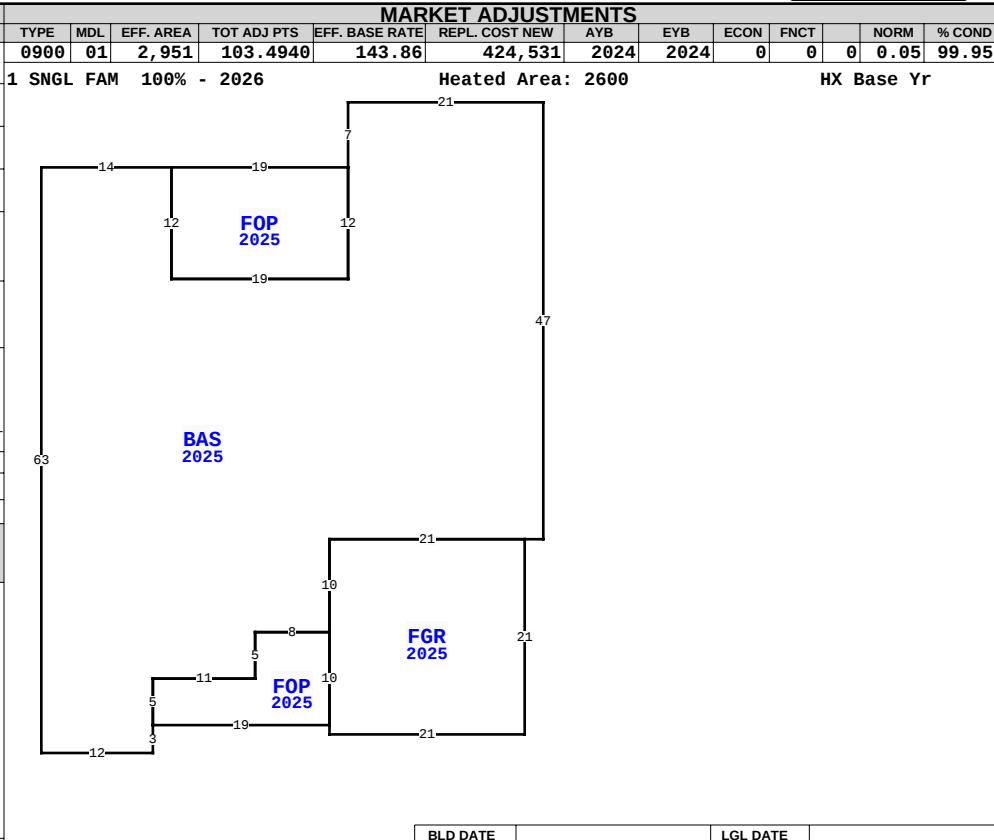




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	2,600	100	2025	2,600	373,849
FGR	441	55	2025	243	34,941
FOP	135	30	2025	40	5,751
FOP	228	30	2025	68	9,777
TOTALS	3,404			2,951	424,319



36415 PITCH LN, HILLIARD

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

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	2025	2024	97	4,850	

LAND DESCRIPTION										TOTAL OB/XF							4,850	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		424,319	
TOTAL MARKET OB/XF VALUE		4,850	
TOTAL LAND VALUE - MARKET		62,000	
TOTAL MARKET VALUE		491,169	
SOH/AGL Deduction		0	
ASSESSED VALUE		491,169	
TOTAL EXEMPTION VALUE		13	491,169
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		491,169	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240009936	PRIVATE PROVIDER	469,584	08/27/2024
B240002941	PRIVATE PROVIDER	469,584	03/13/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2737/1028	9/06/2024	SW	Q	I	01	574,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: MILLER DEREK ALEXAN							

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BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2025;ORIG=50,-10] W21 S7 S12 W19 N12 W14 S63 E12 N3 N5 E11 N5 E8 N10 E21 E2 N47 \$							
FOP=[YR=2025;ORIG=10,-3] E19 S12 W19 N12 \$							
FOP=[YR=2025;ORIG=8,52] E11 N5 E8 S10 W19 N5 \$							
FGR=[YR=2025;ORIG=27,37] E21 S21 W21 N1 N10 N10 \$							