LOT 133
SOUTHERN PINES OR 2476/315

YERINA JUSTIN ANTHONY & KIMBERLY MICHELLE
36378 PITCH LANE
HILLIARD, FL 32046

**2026**

**23-3N-24-3300-0133-0000**

## BUILDING CHARACTERISTICS

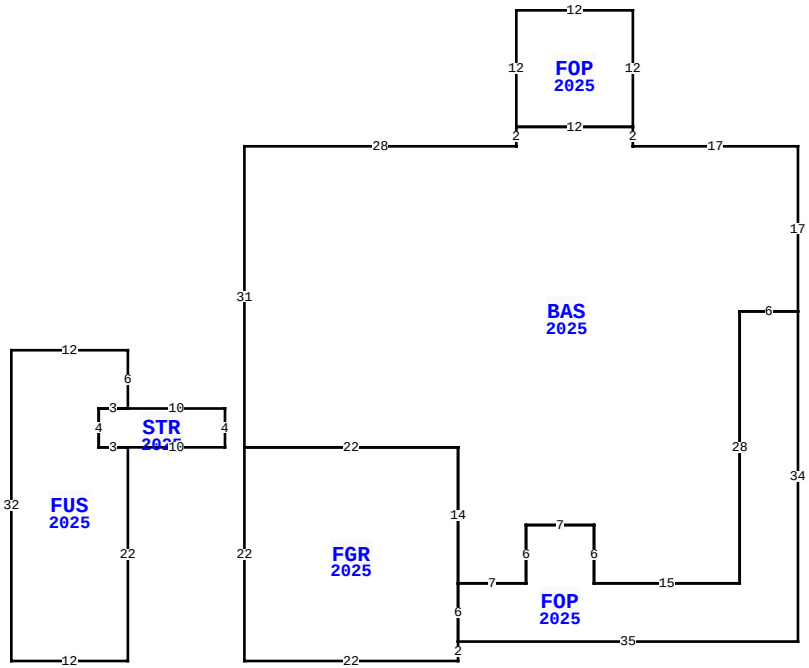
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,071 | 100 | 2025 | 2,071 | 309,283 |
| FGR | 484 | 55 | 2025 | 266 | 39,724 |
| FOP | 144 | 30 | 2025 | 43 | 6,422 |
| FOP | 420 | 30 | 2025 | 126 | 18,817 |
| FUS | 372 | 100 | 2025 | 372 | 55,554 |
| STR | 52 | 10 | 2025 | 5 | 747 |
| TOTALS | 3,543 | | | 2,883 | 430,547 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,883 | 107.4420 | 149.34 | 430,547 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2025 Heated Area: 2443 HX Base Yr 2025




36378 PITCH LN, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 430,547 |
| TOTAL MARKET OB/XF VALUE | | 4,850 |
| TOTAL LAND VALUE - MARKET | | 62,000 |
| TOTAL MARKET VALUE | | 497,397 |
| SOH/AGL Deduction | | 119,759 |
| ASSESSED VALUE | | 377,638 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 326,227 |
| TOTAL JUST VALUE | | 497,397 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 470,887 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240008534 | PRIVATE PROVIDER | 457,355 | 07/22/2024 |
| B240000421 | PRIVATE PROVIDER | 457,355 | 01/11/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2732/1149 | 7/30/2024 | SW | Q | I | 01 | 590,900 |

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: YERINA JUSTIN ANTHO

## 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 | 2025 | 2024 | | 97 | 4,850 | |

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=48,0] S2 W28 S31 E22 S14 E7 N6 E7 S6 E15 N28 E6 N17 W17 N2 W12 $
FOP=[YR=2025;ORIG=60,-12] W12 S12 E12 N12 $
FOP=[YR=2025;ORIG=77,19] W6 S28 W15 N6 W7 S6 W7 S6 E35 N34 $
FGR=[YR=2025;ORIG=20,33] E22 S14 S6 S2 W22 N22 $
FUS=[YR=2025;ORIG=8,23] W12 S32 E12 N22 W3 N4 E3 N6 $
STR=[YR=2025;ORIG=18,29] W10 W3 S4 E3 E10 N4 $
.

## LAND DESCRIPTION

TOTAL OB/XF 4,850

| 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 08/01/2024 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS