LOT 136
SOUTHERN PINES OR 2476/315

BROYLES JOHN E & SUSAN W
36354 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0136-0000

BUILDING CHARACTERISTICS

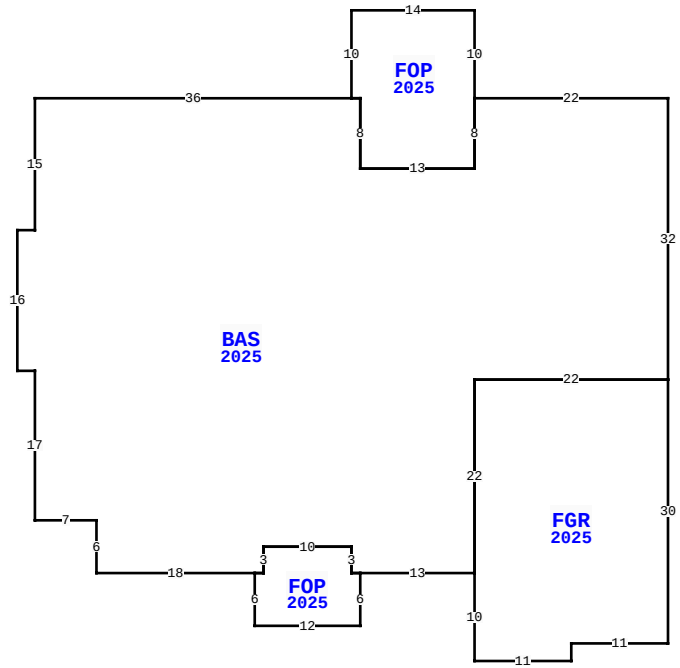
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	3,260	100	2025	3,260	452,880
FGR	682	55	2025	375	52,095
FOP	102	30	2025	31	4,307
FOP	244	30	2025	73	10,141
TOTALS	4,288			3,739	519,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,739	99.9900	138.99	519,684	2024	2024	0	0	0	0.05	99.95

1 SNGL FAM 100% - 2026 Heated Area: 3260 HX Base Yr 2026



36354 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		519,424
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		586,274
SOH/AGL Deduction		0
ASSESSED VALUE		586,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		534,863
TOTAL JUST VALUE		586,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005207	PRIVATE PROVIDER	595,550	04/30/2024
B230015282		595,550	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1708	6/27/2024	SW	Q	I	01	679,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BROYLES JOHN E & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=42,0] W22 S8 W13 N8 W1 W36 S15 W2 S16 E2 S17 E7 S6 E18 E1 N3 E10 S3 E1 E13 N22 E22 N32 $
FGR=[YR=2025;ORIG=20,32] E22 S30 W11 S2 W11 N10 N22 $
FOP=[YR=2025;ORIG=-4,51] E10 S3 E1 S6 W12 N6 E1 N3 $
FOP=[YR=2025;ORIG=6,-10] E14 S10 S8 W13 N8 W1 N10 $
.

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	

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 05/31/2024 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS