LOT 141
SOUTHERN PINES OR 2476/315

NESTER LOUIS MATT & DAWN MICHELLE/JARRELL GLORIA J
36314 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

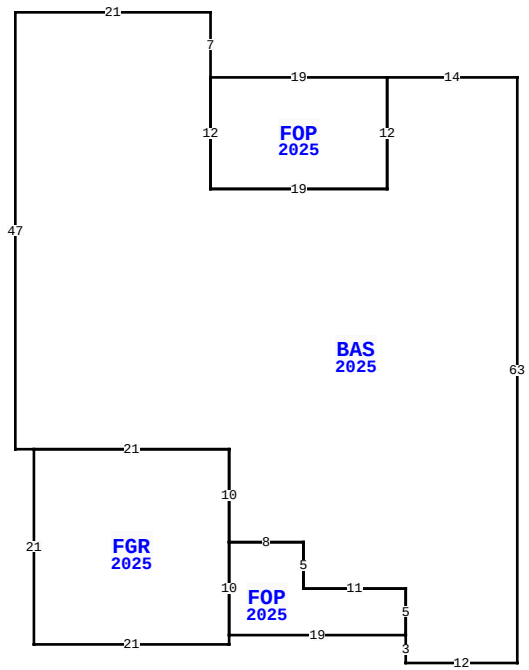
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	103.4940	143.86	424,531	2024	2024	0	0	0	0.05	99.95

1 SNGL FAM 100% - 2025 Heated Area: 2600 HX Base Yr 2025



36314 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		424,319
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		491,169
SOH/AGL Deduction		10,337
ASSESSED VALUE		480,832
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,421
TOTAL JUST VALUE		491,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012730	PRIVATE PROVIDER	469,584	11/13/2024
B240005311	PRIVATE PROVIDER	469,584	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2751/1609	11/15/2024	SW	Q	I	01	574,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: NESTER LOUIS MATT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,0] E21 S7 S12 E19 N12 E14 S63 W12 N3 N5 W11 N5 W8 N10 W21 W2 N47 $
FOP=[YR=2025;ORIG=40,7] W19 S12 E19 N12 $
FOP=[YR=2025;ORIG=42,62] W11 N5 W8 S10 E19 N5 $
FGR=[YR=2025;ORIG=23,47] W21 S21 E21 N1 N10 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 11/27/2024 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS