LOT 71
SOUTHERN PINES OR 2476/315

WHEAT SHARON & BILLIE
36023 PITCH LANE
HILLIARD, FL 32046

2023

23-3N-24-3300-0071-0000

BUILDING CHARACTERISTICS

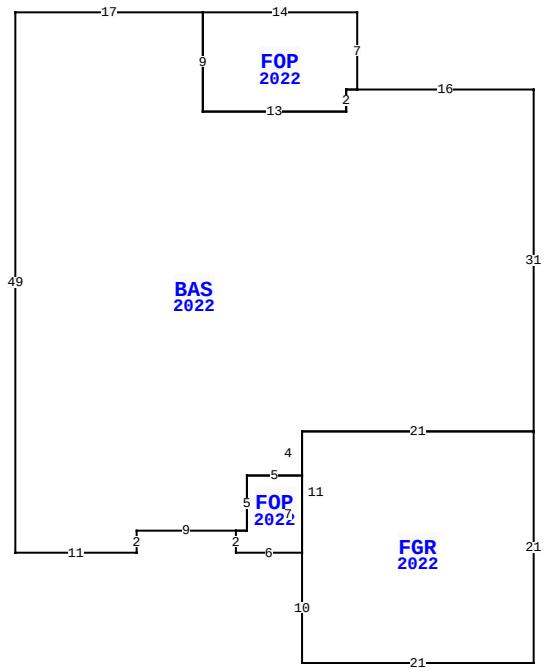
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	242,216
FGR	441	55	243	33,048
FOP	37	30	11	1,496
FOP	124	30	37	5,032
TOTALS	2,383		2,072	281,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	114.5277	136.00	281,792	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1781 HX Base Yr



36023 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	281,792
TOTAL MARKET OB/XF VALUE	5,096
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	346,888
SOH/AGL Deduction	0
ASSESSED VALUE	346,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,888
TOTAL JUST VALUE	346,888
NCON VALUE	286,888
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000199	CO ISSUED	0	01/06/2023
22013733	NEW CONSTR	288,670	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0340	3/03/2023	SW	Q	I	01	399,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: WHEAT SHARON & BILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N7 W14 S9 E13 N2 E1$ W1 S2 W13 N9 W17 S49 E11 N2 E9 FOP=[YR=2022] S2 E6 FGR=[YR=2022] S10 E21 N21 W21 S11$ N7 W5 S5 W1$ E1 N5 E5 N4 E21 N31$.

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	0811	CONCRETE B	0	0	0	0	980.00	SF	5.20	5.20	100	2022	2022	3	100	5,096	

LAND DESCRIPTION

TOTAL OB/XF 5,096

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	000135	C	SFR CNSVTN	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/14/2022 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS