LOT 113
SOUTHERN PINES OR 2476/315

HALUSEK MICHAEL & HOLLY
36028 PITCH LN
HILLIARD, FL 32046

2023

23-3N-24-3300-0113-0000

BUILDING CHARACTERISTICS

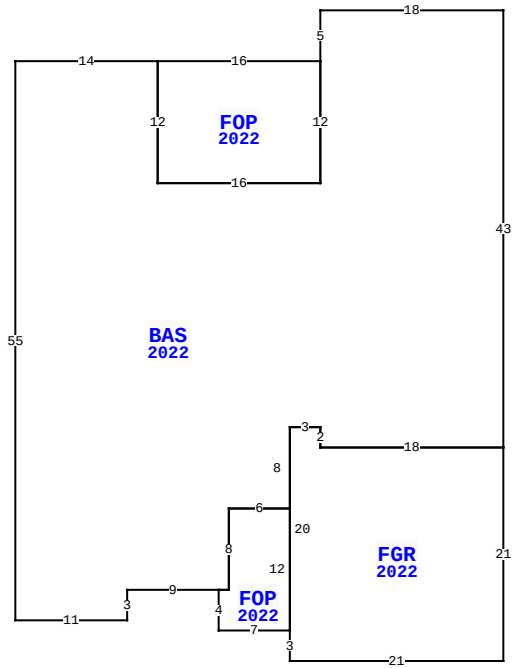
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,079	100	2,079	277,151
FGR	447	55	246	32,794
FOP	76	30	23	3,066
FOP	192	30	58	7,732
TOTALS	2,794		2,406	320,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,406	112.2639	133.31	320,744	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 2079 HX Base Yr



36028 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	320,744
TOTAL MARKET OB/XF VALUE	5,096
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	385,840
SOH/AGL Deduction	0
ASSESSED VALUE	385,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,840
TOTAL JUST VALUE	385,840
NCON VALUE	325,840
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018895	CO ISSUED	0	12/29/2022
22013734	NEW CONSTR	331,702	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1008	6/21/2023	SW	Q	I	01	439,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: HALUSEK MICHAEL & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S5 FOP=[YR=2022] W16 S12 E16 N12$ S12 W16 N12 W14 S55 E11 N3 E9 FOP=[YR=2022] S4 E7 FGR=[YR=2022] S3 E21 N21 W18 N2 W3 S20$ N12 W6 S8 W1$ E1 N8 E6 N8 E3 S2 E18 N43$.

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	000100	C	SFR	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