

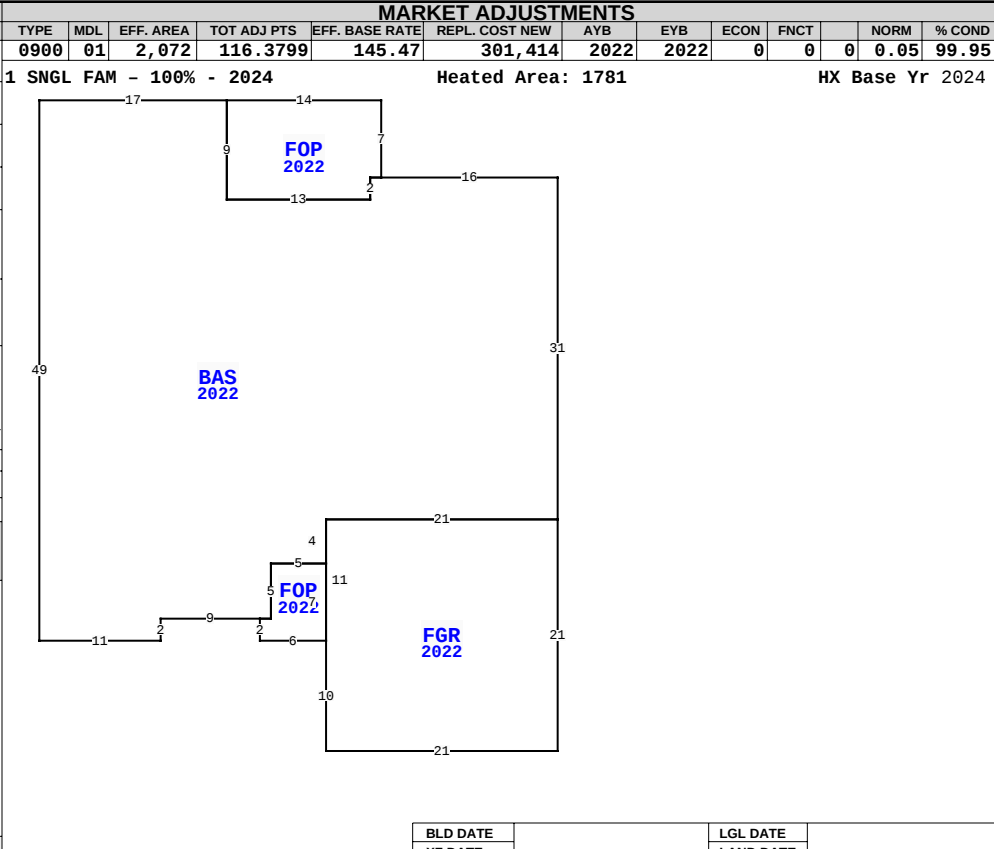


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	258,952
FGR	441	55	243	35,331
FOP	37	30	11	1,599
FOP	124	30	37	5,379
TOTALS	2,383		2,072	301,263

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	980.00	SF	5.20	5.20	100	2022	2022	3	100



36023 PITCH LN, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					301,263				
TOTAL MARKET OB/XF VALUE					5,096				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					366,359				
SOH/AGL Deduction					79,699				
ASSESSED VALUE					286,660				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					231,660				
TOTAL JUST VALUE					366,359				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					346,888				

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									
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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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00