LOT 76
SOUTHERN PINES OR 2476/315

WAKEFIELD-MANNING ANGELA L/MANNING LEROY P III
36063 PITCH LN
HILLIARD, FL 32046

2024

23-3N-24-3300-0076-0000

BUILDING CHARACTERISTICS

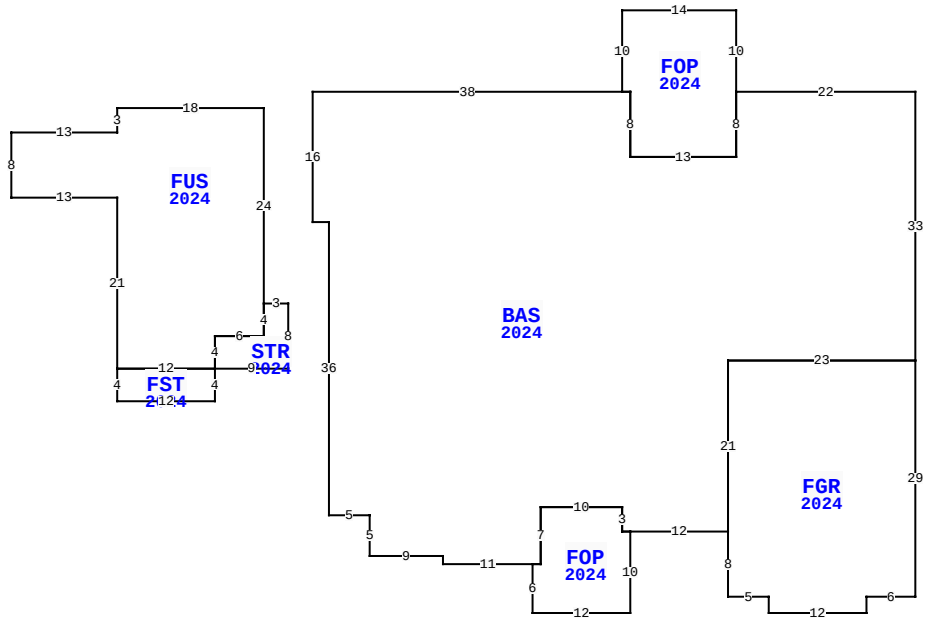
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	3,368	100	3,368	422,347
FGR	691	55	380	47,652
FOP	146	30	44	5,518
FOP	244	30	73	9,154
FST	48	55	26	3,260
FUS	656	100	656	82,262
STR	48	10	5	627
TOTALS	5,201		4,552	570,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,552	100.3233	125.40	570,821	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 4024 HX Base Yr



36063 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	570,821
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	642,821
SOH/AGL Deduction	0
ASSESSED VALUE	642,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	642,821
TOTAL JUST VALUE	642,821
NCON VALUE	582,821
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007454	INSTALL CAT 1 SCR	14,700	06/24/2024
230013114	CO ISSUED		10/12/2023
230005590	NEW SFR	741,201	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1922	3/27/2024	SW	Q	I	01	749,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WAKEFIELD-MANNING A

BUILDING NOTES

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	0812	CONCRETE C	0	0	0	0	2,375.00	SF	4.00	4.00	100	2024	2023		100	9,500	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,10] W22 S8 W13 N8 W1 W38 S16 E2 S36 E5 S5 E9 S1 E11 E1 N7 E10 S3 E1 E12 N21 E23 N33 $
FGR=[YR=2024;ORIG=130,43] W23 S21 S8 E5 S2 E12 N2 E6 N29 $
FUS=[YR=2024;ORIG=32,12] E18 S24 S4 W6 S4 W12 N21 W13 N8 E13 N3 $
FOP=[YR=2024;ORIG=108,0] W14 S10 E1 S8 E13 N8 N10 $
FOP=[YR=2024;ORIG=84,61] E10 S3 E1 S10 W12 N6 E1 N7 $
FST=[YR=2024;ORIG=32,44] S4 E12 N4 W12 $
STR=[YR=2024;ORIG=50,36] E3 S8 W9 N4 E6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000134	C	SFR POND	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 11/20/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS