LOT 79
SOUTHERN PINES OR 2476/315

MITZEL DAVID & TERESA
36087 PITCH LANE
HILLIARD, FL 32046

2024

23-3N-24-3300-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04

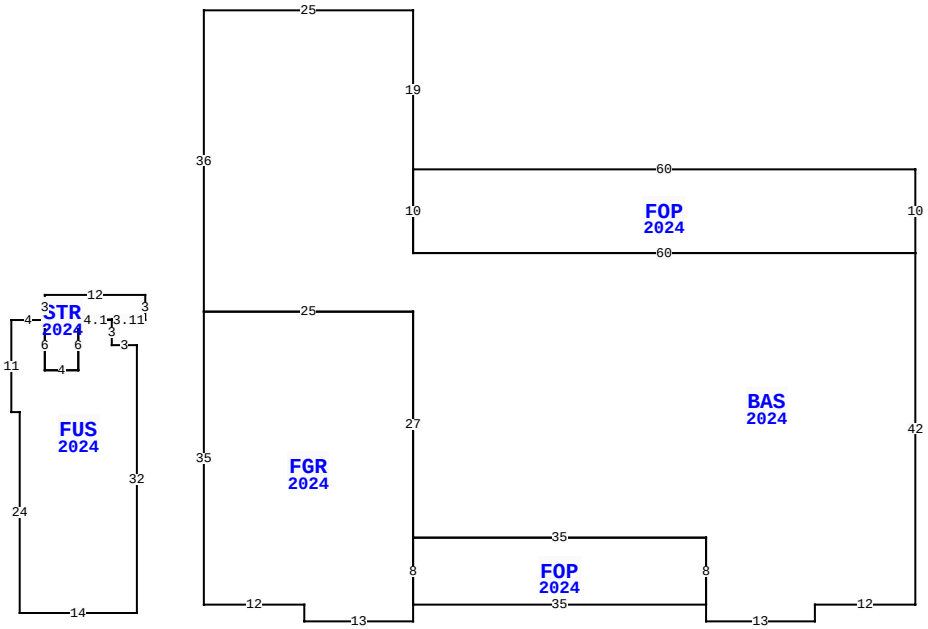
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,166	100	3,166	410,282
FGR	901	55	496	64,277
FOP	280	30	84	10,886
FOP	600	30	180	23,326
FUS	468	100	468	60,648
STR	60	10	6	778
TOTALS	5,475		4,400	570,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,400	103.6728	129.59	570,196	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3634 HX Base Yr



36087 PITCH LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	570,196
TOTAL MARKET OB/XF VALUE	12,924
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	643,120
SOH/AGL Deduction	0
ASSESSED VALUE	643,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,120
TOTAL JUST VALUE	643,120
NCON VALUE	583,120
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

T=5471 H=3654 G=905 P=912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240004489	INGROUND SWIMMING	156,000	04/18/2024
230013059	CO ISSUED		10/11/2023
230006214	NEW SFR	702,047	05/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1064	1/09/2024	SW	Q	I	01	775,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MITZEL DAVID & TERE

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	2,606.00	SF	4.00	4.00	100	2024	2023		100	10,424	
2	0600	SUMMER KIT	1	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=100,26] E25 S27 S8 S2 W13 N2 W12 N35 $
FUS=[YR=2024;ORIG=89,27] W4 S6 W4 N6 W4 S11 E1 S24 E14 N32 W3 N3 $
STR=[YR=2024;ORIG=81,33] E4 N6 U0.1R4.1 D0.1R3.11 N3 W12 S3 S6 $
BAS=[YR=2024;ORIG=100,-10] E25 S19 S10 E60 S42 W12 S2 W13 N2 N8 W35 N27 W25 N36 $
FOP=[YR=2024;ORIG=125,9] E60 S10 W60 N10 $
FOP=[YR=2024;ORIG=125,53] E35 S8 W35 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,924

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 11/20/2023 BY HG Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS