

PEOPLES CARL L & LOIS E
36080 PITCH LN
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		31		HARDIE BRD 90		0900		01		3,464		106.3566		132.95		460,539		2023		2023		0		0		0.00		100.00		VALUATION BY					STANDARD														
Exterior Wall		21		STONE 10		1		SNGL FAM - 0% - 2024								Heated Area: 2958														Tax Group: 4					Tax Dist:														
Roof Structur		08		IRREGULAR 100																										BUILDING MARKET VALUE					460,539														
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					14,160														
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					60,000														
Interior Floo		13		LVT/LAMNT 60																										TOTAL MARKET VALUE					534,699														
Interior Floo		14		CARPET 40																										SOH/AGL Deduction					0														
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					534,699														
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0														
Bedrooms				3 100																										BASE TAXABLE VALUE					534,699														
Bathrooms				2.5 100																										TOTAL JUST VALUE					534,699														
Frame		02		WOOD FRAME 100																										NCON VALUE					474,699														
Stories		1.		1. 100																										INCOME VALUE																			
Units				0 100																										PREVIOUS YEAR MKT VALUE					60,000														
Quality		04		Quality Level 04																										PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100		SINGLE FAMILY																										B240006480					SHED INSTALLATION					23,108					05/31/2024				
MAP NUM				MKT AREA																										230006936					CO ISSUED										11/02/2023				
NEIGHBORHOOD/LOC		9016.00																												230006936					NEW SFR					552,309					05/26/2023				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,958		100		2,958		393,266																																									
FGR		690		55		380		50,521																																									
FOP		189		30		57		7,578																																									