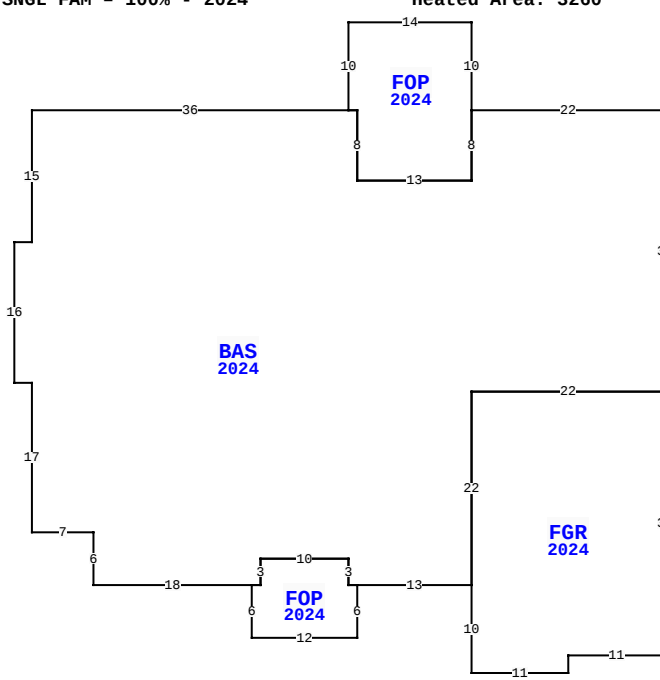


WAKEFIELD ASZLOYN NIKITA & THEOFFERS JR
36106 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0116-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
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	3,739	104.9895	131.24	490,706	2023	2023	0	0	0.00	100.00	VALUATION BY STANDARD									
Exterior Wall	21	STONE 10								1 SNGL FAM - 100% - 2024										Heated Area: 3260 HX Base Yr 2024											
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	4	100																													
Bathrooms	3	100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 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	3,260	100	3,260	427,842																											
FGR	682	55	375	49,215																											
FOP	102	30	31	4,068																											
FOP	244	30	73	9,581																											
TOTALS	4,288		3,739	490,706																											
EXTRA FEATURES					36106 PITCH LN, HILLIARD										BLD DATE					LGL DATE											
															XF DATE					LAND DATE											
															INC DATE					AG DATE											
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	OB/XF MKT VALUE	NOTES																
1	0812	CONCRETE C	0 100	0 0	2,514.00	SF	4.00	4.00	100	2024	2023		100	10,056																	
2	0600	SUMMER KIT	0 100	0 0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500																	
LAND DESCRIPTION															TOTAL OB/XF 12,556																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000														
REVIEW DATE 05/31/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS																															