

WHEAT SHARON
36023 PITCH LANE
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall21STONE 10

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.1.100
0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9016.00

TOTALS2,3832,072301,487

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,072110.8380146.31303,15420222022000.5599.45

1 SNGL FAM - 100% - 2024Heated Area: 1781HX Base Yr 2024

FOP2022

BAS2022

FGR2022

BLD DATEXF DATEINC DATEXF DATEAG DATE

LGL DATELAND DATE

04/16/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE301,487

TOTAL MARKET OB/XF VALUE5,045

TOTAL LAND VALUE - MARKET53,000

TOTAL MARKET VALUE359,532

SOH/AGL Deduction64,559

ASSESSED VALUE294,973

TOTAL EXEMPTION VALUESX HX HB WX105,722

BASE TAXABLE VALUE189,251

TOTAL JUST VALUE359,532

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE366,359

SUBAREA MARKET VALUE

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,78110020221,781259,145

FGR44155202224335,357

FOP37302022111,600

FOP124302022375,383

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000980.00SF5.205.20100202220223995,045

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEAREXDENSITYDECLFRZYRCONSRV

1000134CRES POND100OR0.000.001.00LT1.001.001.0053,000.0053,000.0053,000

REVIEW DATE12/14/2022BYWWTotal Acres: 0.00Total Land Value: 53,000Market: 0Agricultural: 0Common: 53,000PRINTED 07/30/2025 BY SYS