

KEARNEY JAKE & CAITLIN
36039 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0073-0000

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

4

100

Bathrooms

3

100

Frame Stories Units

02

WOOD FRAME 100
1. 1. 100
0 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9016.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

3,353

100

2025

3,353

442,562

FGR

231

55

2025

127

16,763

FGR

420

55

2025

231

30,490

FOP

239

30

2025

72

9,503

FOP

317

30

2025

95

12,539

TOTALS

4,560

3,878

511,857

EXTRA FEATURES

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

1,460.00

SF

4.00

4.00

100

2025

2024

100

5,840

2

0600

SUMMER KIT

0 100

0

0

1.00

UT

2,500.00

2,500.00

100

2025

2024

100

2,500

LAND DESCRIPTION

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

000134

C

RES POND

100

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

53,000.00

53,000.00

53,000

REVIEW DATE

07/01/2024

BY

WW

Total Acres: 0.00

Total Land Value: 53,000

Market: 0

Agricultural: 0

Common: 53,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,878

99.9900

131.99

511,857

2024

2024

0

0

0.00

100.00

1 SNGL FAM - 100% - 2025

Heated Area: 3353

HX Base Yr 2025

15

3

25

19

11

14

22

43

74

11

20

21

5

11

4

21

5

11

10

15

20

13

3

9

21

8

13

FOP 2025

BAS 2025

FGR 2025

FOP 2025

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/16/2025

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2738/1944

9/13/2024

SW Q

I

01

679,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: KEARNEY JAKE & CAIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,-10] E15 E3 S11 E22 N14 E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 \$
FOP=[YR=2025;ORIG=10,-13] W25 S3 E3 S11 E22 N14 \$
FGR=[YR=2025;ORIG=29,30] W11 S20 S1 E11 N21 \$
FGR=[YR=2025;ORIG=13,50] W21 S4 S15 S1 E21 N20 \$
FOP=[YR=2025;ORIG=-8,54] W9 S10 W13 S8 E13 N3 E9 N15 \$