LOT 76
SOUTHERN PINES OR 2476/315

WAKEFIELD-MANNING ANGELA L/MANNING LEROY P III
36063 PITCH LN
HILLIARD, FL 32046

2025

23-3N-24-3300-0076-0000

BUILDING CHARACTERISTICS

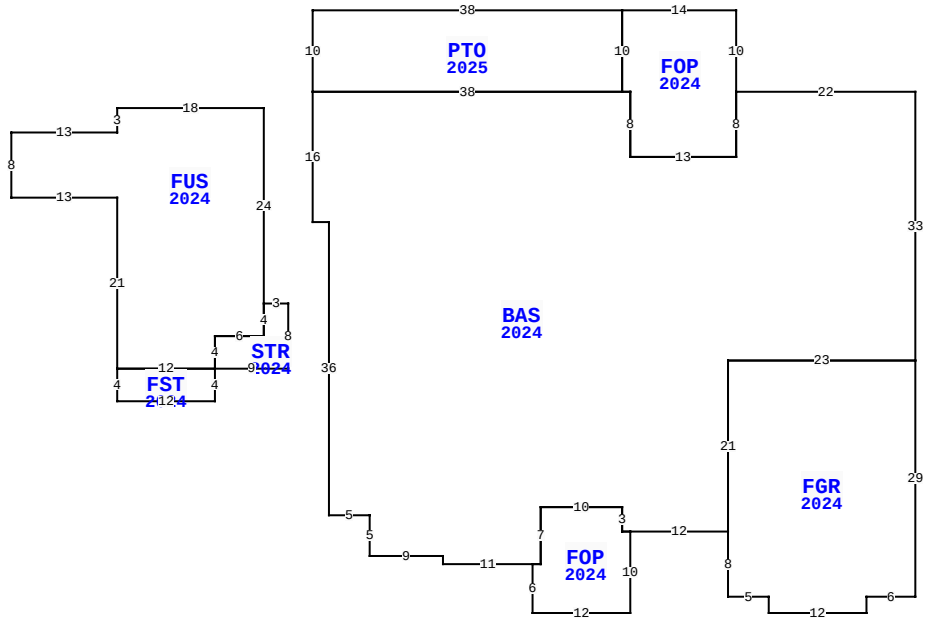
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		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	3,368	100	2024	3,368	424,560
FGR	691	55	2024	380	47,902
FOP	146	30	2024	44	5,546
FOP	244	30	2024	73	9,202
FST	48	55	2024	26	3,277
FUS	656	100	2024	656	82,694
PTO	380	5	2025	19	2,395
STR	48	10	2024	5	631
TOTALS	5,581			4,571	576,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,571	95.5460	126.12	576,495	2023	2023	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2025 Heated Area: 4024 HX Base Yr



36063 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		576,207
TOTAL MARKET OB/XF VALUE		23,207
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		652,414
SOH/AGL Deduction		58,932
ASSESSED VALUE		593,482
TOTAL EXEMPTION VALUE	13	593,482
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		652,414
NCON VALUE		13,675
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007454	INSTALL CAT 1 SCR	14,700	06/24/2024
230013114	CO ISSUED		10/12/2023
230005590	NEW SFR	741,201	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1922	3/27/2024	SW	Q	I	01	749,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WAKEFIELD-MANNING A

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	100	0	0	2,375.00	SF	4.00	4.00	100	2024	2023		100	9,500	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
3	0911	SCRN RM A	0	100	0	0	380.00	SF	17.50	17.50	100	2025	2024		100	6,650	
4	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2025	2024		100	4,032	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,10] W22 S8 W13 N8 W1 W38 S16 E2 S36 E5 S5 E9 S1 E11 E1 N7 E10 S3 E1 E12 N21 E23 N33 $
FGR=[YR=2024;ORIG=130,43] W23 S21 S8 E5 S2 E12 N2 E6 N29 $
FUS=[YR=2024;ORIG=32,12] E18 S24 S4 W6 S4 W12 N21 W13 N8 E13 N3 $
FOP=[YR=2024;ORIG=108,0] W14 S10 E1 S8 E13 N8 N10 $
FOP=[YR=2024;ORIG=84,61] E10 S3 E1 S10 W12 N6 E1 N7 $
FST=[YR=2024;ORIG=32,44] S4 E12 N4 W12 $
STR=[YR=2024;ORIG=50,36] E3 S8 W9 N4 E6 N4 $
PTO=[YR=2025;ORIG=56,0] E38 S10 W38 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 23,207

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	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 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/30/2025 BY SYS