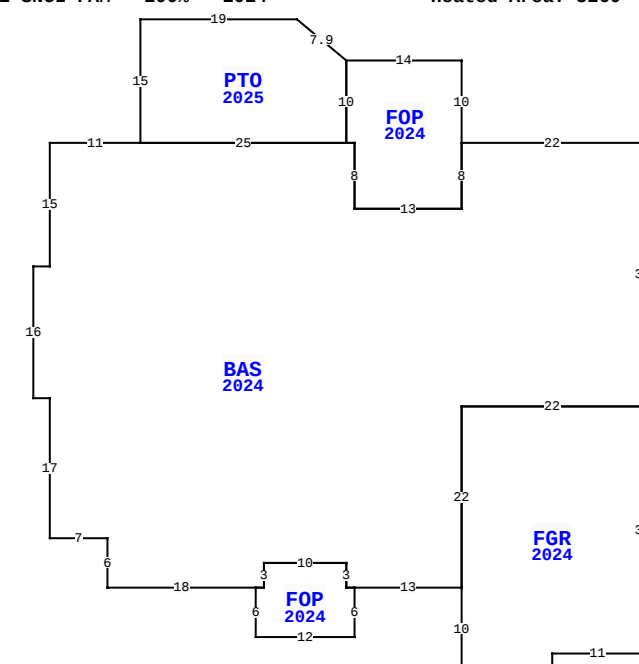


DEL RIO DARRYL & TAMARA
36071 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0077-0000

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	3,757	99.9900	131.99	495,886	2023	2023		0	0	0.05	99.95	VALUATION BY					STANDARD											
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 2024										Heated Area: 3260					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE					495,638														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					16,349														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					53,000														
Interior Floo		13	LVT/LAMNT 60												TOTAL MARKET VALUE					564,987														
Interior Floo		14	CARPET 40												SOH/AGL Deduction					169,933														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					395,054														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,722														
Bedrooms		4	100												BASE TAXABLE VALUE					344,332														
Bathrooms		3	100												TOTAL JUST VALUE					564,987														
Frame		02	WOOD FRAME 100												NCON VALUE					6,300														
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					560,830																								
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	3,260	100	2024	3,260	430,072																													
FGR	682	55	2024	375	49,471																													
FOP	102	30	2024	31	4,090																													
FOP	244	30	2024	73	9,630																													
PTO	360	5	2025	18	2,375																													
TOTALS		4,648			3,757	495,638																												
EXTRA FEATURES					36071 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	1,906.00	SF	4.00	4.00	100	2024	2023		100	7,624																			
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	360.00	SF	17.50	17.50	100	2025	2024		100	6,300																			
LAND DESCRIPTION										TOTAL OB/XF										16,349														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000135	C	RES NATURAL	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000																	