LOT 79
SOUTHERN PINES OR 2476/315

MITZEL DAVID & TERESA
36087 PITCH LANE
HILLIARD, FL 32046

2025

23-3N-24-3300-0079-0000

BUILDING CHARACTERISTICS

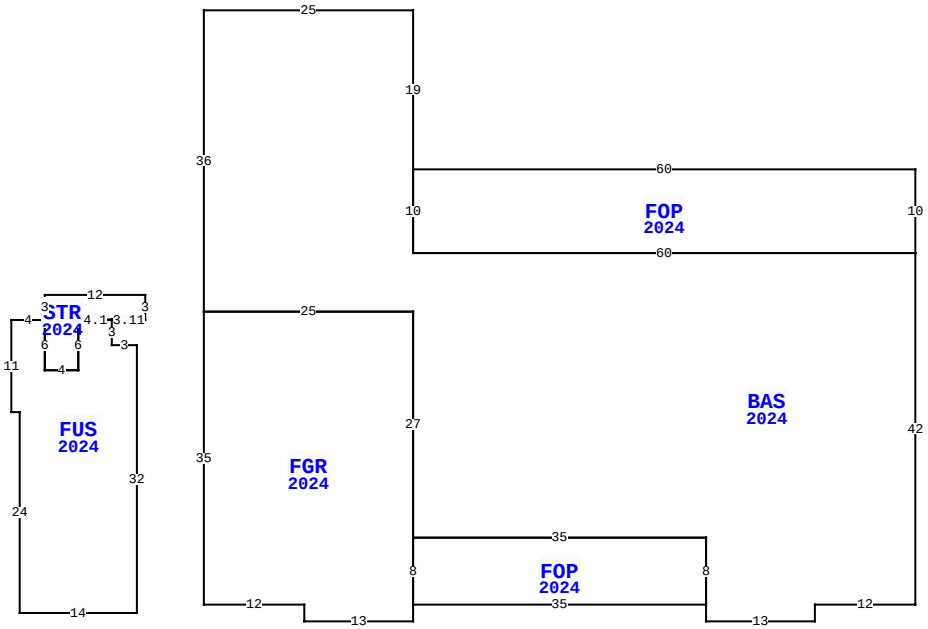
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	3,166	100	2024	3,166	412,625
FGR	901	55	2024	496	64,644
FOP	280	30	2024	84	10,948
FOP	600	30	2024	180	23,459
FUS	468	100	2024	468	60,994
STR	60	10	2024	6	782
TOTALS	5,475			4,400	573,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,400	98.7360	130.33	573,452	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3634 HX Base Yr 2025



36087 PITCH LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		573,452
TOTAL MARKET OB/XF VALUE		136,555
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		763,007
SOH/AGL Deduction		0
ASSESSED VALUE		763,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		712,285
TOTAL JUST VALUE		763,007
NCON VALUE		123,706
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011407	12X36 METAL BUILD	28,015	10/08/2024
B240008357		35,040	07/17/2024
SP240004489	INGROUND SWIMMING	156,000	04/18/2024
230013059	CO ISSUED		10/11/2023
230006214	NEW SFR	702,047	05/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1064	1/09/2024	SW	Q	I	01	775,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MITZEL DAVID & TERE

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	2,606.00	SF	4.00	4.00	100	2024	2023		100	10,424	
2	0600	SUMMER KIT	1	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
3	0940	SHEDS/PORT	0	100	36	12	432.00	SF	30.00	30.00	100	2025	2024		100	12,960	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2025	2024		100	38,250	
5	0840	MARBLE	0	100	0	0	663.00	SF	40.00	40.00	100	2025	2024		100	26,520	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0911	SCRN RM A	0	100	61	32	1,952.00	SF	17.50	17.50	100	2025	2024		100	34,160	
8	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	100	2025	2024		100	9,216	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=100,26] E25 S27 S8 S2 W13 N2 W12 N35 $
FUS=[YR=2024;ORIG=89,27] W4 S6 W4 N6 W4 S11 E1 S24 E14 N32 W3 N3 $
STR=[YR=2024;ORIG=81,33] E4 N6 U0.1R4.1 D0.1R3.11 N3 W12 S3 S6 $
BAS=[YR=2024;ORIG=100,-10] E25 S19 S10 E60 S42 W12 S2 W13 N2 N8 W35 N27 W25 N36 $
FOP=[YR=2024;ORIG=125,9] E60 S10 W60 N10 $
FOP=[YR=2024;ORIG=125,53] E35 S8 W35 N8 $
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LAND DESCRIPTION

TOTAL OB/XF 136,555

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	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							

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