

**SALERNO RICHARD & KRISTEN**  
36012 PITCH LN  
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  
Bedrooms4 100  
Bathrooms2 100  
  
Frame Stories Units02WOOD FRAME 100  
1. 1. 100  
0 100  
Occupancy00NONE 100  
  
  
Quality03Quality Level 03  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA09  
NEIGHBORHOOD/LOC9016.00  
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE  
BAS2,07910020222,079297,151  
FGR44755202224635,161  
FOP76302022233,288  
FOP192302022588,290  
  
TOTALS2,7942,406343,888

MARKET ADJUSTMENTS

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

0900012,406108.8780143.72345,79020222022000.5599.45

1 SNGl FAM - 100% - 2024Heated Area: 2079HX Base Yr 2024

FOP2022BAS2022FGR2022FOP2022

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/16/2025MLU

NASSAU COUNTY PROPERTY PAGE 1 of 14

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE343,888  
TOTAL MARKET OB/XF VALUE5,045  
TOTAL LAND VALUE - MARKET53,000  
TOTAL MARKET VALUE401,933  
SOH/AGL Deduction82,304  
ASSESSED VALUE319,629  
TOTAL EXEMPTION VALUEHX HB50,722  
BASE TAXABLE VALUE268,907  
TOTAL JUST VALUE401,933  
NCON VALUE0  
INCOME VALUEPREVIOUS YEAR MKT VALUE408,741

PERMIT NUMDESCRIPTIONAMTISSUED

22018897C0 ISSUED012/29/2022  
22013736NEW CONSTR331,70209/09/2022

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSNCDSALE PRICE

2647/10586/06/2023SWQI01439,900

GRANTOR:LGI HOMES-FLORIDA LLCGRANTEE:SALERNO RICHARD & K

BUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W16 S12 E16 N12\$ S12 W16  
N17 W18 S43 FGR=[YR=2022] S21 E21 N3 FOP=[YR=2022] E7 N4 W1  
N8 W6 S12\$ N20 W3 S2 W18\$ E18 N2 E3 S8 E6 S8 E10S3 E11 N55\$.