LOT 113
SOUTHERN PINES OR 2476/315

HALUSEK MICHAEL & HOLLY
36028 PITCH LN
HILLIARD, FL 32046

2025

23-3N-24-3300-0113-0000

BUILDING CHARACTERISTICS

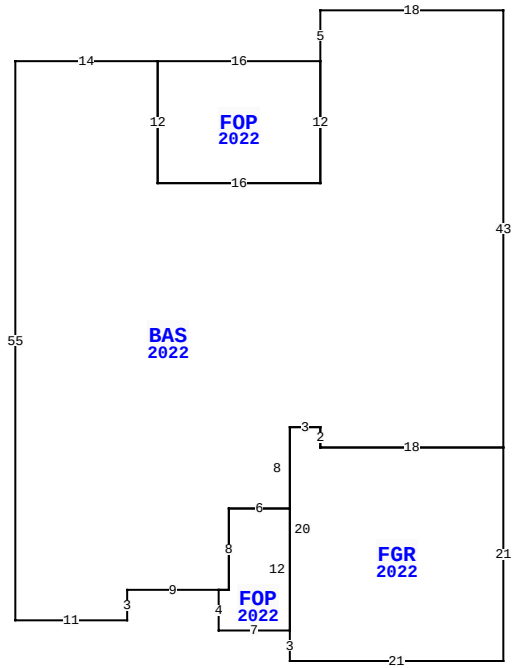
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,079	100	2022	2,079	297,151
FGR	447	55	2022	246	35,161
FOP	76	30	2022	23	3,288
FOP	192	30	2022	58	8,290
TOTALS	2,794			2,406	343,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,406	108.8780	143.72	345,790	2022	2022	0	0	0	0.55	99.45

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



36028 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		343,888
TOTAL MARKET OB/XF VALUE		55,999
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		452,887
SOH/AGL Deduction		0
ASSESSED VALUE		452,887
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		397,165
TOTAL JUST VALUE		452,887
NCON VALUE		50,954
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230014464		79,230	11/09/2023
22018895	CO ISSUED	0	12/29/2022
22013734	NEW CONSTR	331,702	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1008	6/21/2023	SW	Q	I	01	439,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HALUSEK MICHAEL & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S5 FOP=[YR=2022] W16 S12 E16 N12$ S12 W16 N12 W14 S55 E11 N3 E9 FOP=[YR=2022] S4 E7 FGR=[YR=2022] S3 E21 N21 W18 N2 W3 S20$ N12 W6 S8 W1$ E1 N8 E6 N8 E3 S2 E18 N43$.

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	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	2022	2022	3	99	5,045	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2025	2024		100	38,250	
3	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2025	2024		100	5,000	
4	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2025	2024		100	7,104	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 55,999

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	000100	C	RES	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