

GARCIA ALVIN TROY & CARMEN LESHON
36044 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0114-0000

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 100		0900		01		4,461		98.8240		130.45		581,937		2023		2023		0		0		0.00		100.00		VALUATION BY					STANDARD				
Roof Structure		08		IRREGULAR 100		1		SINGL FAM - 100% - 2025		Heated Area: 3634		HX Base Yr																		Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 90																										BUILDING MARKET VALUE					581,937				
Roof Cover		12		MODULAR MT 10																										TOTAL MARKET OB/XF VALUE					109,291				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					53,000				
Interior Floo		13		LVT/LAMNT 60																										TOTAL MARKET VALUE					744,228				
Interior Floo		14		CARPET 40																										SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					744,228				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					13				
Bedrooms				5 100																										BASE TAXABLE VALUE					0				
Bathrooms				4.5 100																										TOTAL JUST VALUE					744,228				
Frame		02		WOOD FRAME 100																										NCON VALUE					99,746				
Stories		1.		1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					640,474				
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		413,005																													
FGR		901		55		2024		496		64,703																													
FOP		280		30		2024		84		10,958																													
FSP		600		40		2024		240		31,308																													
FUS		468		100		2024		468		61,051																													
STR		72		10		2024		7		913																													
TOTALS		5,487						4,461		581,937																													
EXTRA FEATURES																																							
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		1,780.00		SF		4.00		4.00		100		2024		2023		100		7,120													
2		0600		SUMMER KIT		0 100		0 0		1.00		UT		2,500.00		2,500.00		100		2024		2023		97		2,425													
3		0861		POOL GUNIT		0 100		0 0		510.00		SF		85.00		85.00		100		2025		2024		100		43,350													
4		0855		CONC PAVER		0 100		0 0		1,064.00		SF		10.00		10.00		100		2025		2024		100		10,640													
5		0911		SCRN RM A		0 100		60 26		1,560.00		SF		17.50		17.50		100		2025		2024		100		27,300													
6		0476		VF 6 SBPL		0 100		0 0		558.00		LF		32.00		32.00		100		2025		2024		100		17,856													
7		0470		VNYL GATE		0 100		0 0		2.00		UT		300.00		300.00		100		2025		2024		100		600													