

ALGER FRANCIS EMORY & TRACI QUEIPO
36359 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0120-0000

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 BY		VALUATION SUMMARY		STANDARD	
Exterior Wall		31		HARDIE BRD 90		0900		01		3,464		101.2920		133.71		463,171		2024		2024		0		0		0.00		100.00		Tax Group: 4		Tax Dist:		463,171	
Exterior Wall		21		STONE 10		1		SNGL FAM - 100% - 2025								Heated Area: 2958												HX Base Yr 2025							
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				3 100																															
Bathrooms				2.5 100																															
Frame		02		WOOD FRAME 100																															
Stories		1.		1. 100																															
Units				0 100																															
Quality		03		Quality Level 03																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				9016.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,958		100		2025		2,958		395,514																									
FGR		690		55		2025		380		50,810																									
FOP		189		30		2025		57		7,621																									
FOP		230		30		2025		69		9,226																									
TOTALS		4,067						3,464		463,171																									
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		0600		SUMMER KIT		0 100		0 0		1.00		UT		2,500.00		2,500.00		100		2025		2024		100		2,500									
2		0812		CONCRETE C		0 100		0 0		1,720.00		SF		4.00		4.00		100		2025		2024		100		6,880									
3		0680		POLE SHED		0 100		40 20		800.00		SF		10.00		10.00		100		2025		2024		100		8,000									