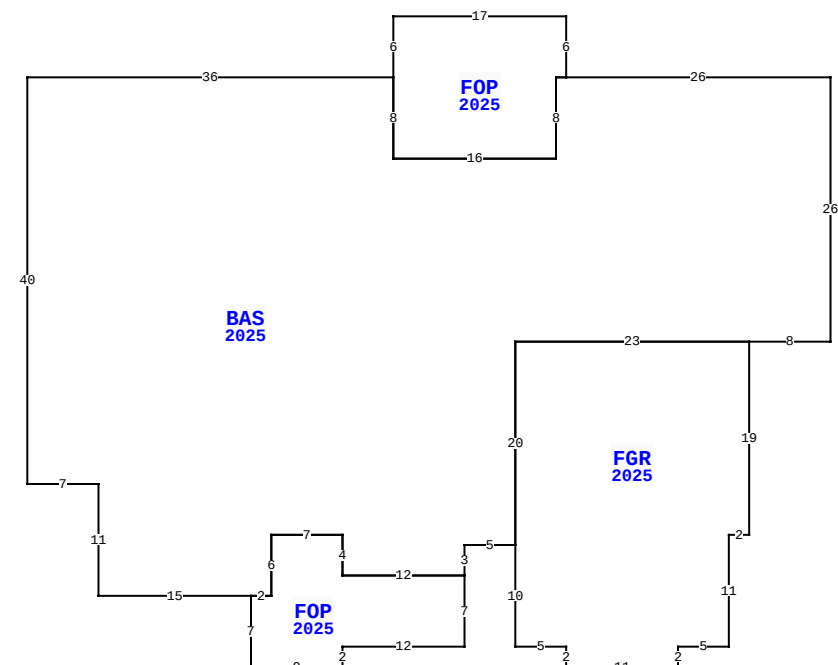


PATEL BHARATKUMAR GOVINBHAI/PATEL PRAGNESH P
36399 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0124-0000

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 90		0900	01	3,464	101.2920	133.71	463,171	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 2025										Heated Area: 2958										HX Base Yr 2025									
Roof Structure		08	IRREGULAR 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		13	LVT/LAMNT 60																															
Interior Floor		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				09																											
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						36399 PITCH LN, HILLIARD		BLD DATE				LGL DATE		04/16/2025		MLU																		
								XF DATE				LAND DATE																						
								INC DATE				AG DATE																						
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	2,310.00	SF	4.00	4.00	100	2025	2024		100	9,240																			
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500																			