

SANDERS RONNY & RHONDA
36346 PITCH LN
HILLIARD, FL 32046

2025



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									
Roof Structure		08	IRREGULAR 100												BUILDING MARKET VALUE										463,171									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										9,540									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										53,000									
Interior Floo		13	LVT/LAMNT 60												TOTAL MARKET VALUE										525,711									
Interior Floo		14	CARPET 40												SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										525,711									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										13 525,711									
Bedrooms			3 100												BASE TAXABLE VALUE										0									
Bathrooms			2.5 100												TOTAL JUST VALUE										525,711									
Frame		02	WOOD FRAME 100												NCON VALUE										472,711									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										60,000																			
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																													