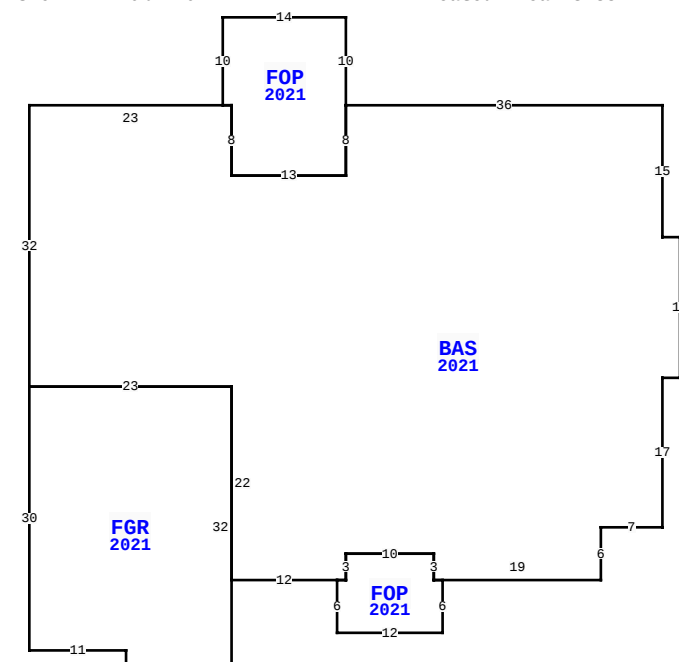


WESTERMAN ERIC WAYNE & JENNIFER DIANE D
36175 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																	
Exterior Wall	31	HARDIE BRD	90	0900	01	3,735	99.9900	138.99	519,128	2021	2021	0	0	0	1.55	98.45	Tax Group: 4	Tax Dist:															
Exterior Wall	21	STONE	10	1 SNGL FAM 0% - 0										Heated Area: 3238										HX Base Yr									
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	3	100																															
Frame	02	WOOD FRAME	100																														
Stories	0	0	100																														
Units	0	0	100																														
Occupancy	00	NONE	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	3,238	100	2021	3,238	443,074																												
FGR	714	55	2021	393	53,776																												
FOP	102	30	2021	31	4,242																												
FOP	244	30	2021	73	9,989																												
TOTALS															4,298	3,735																	
EXTRA FEATURES															36175 PITCH LN, HILLIARD																		
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																	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300																	
TOTAL OB/XF																	4,300																
LAND DESCRIPTION																	TOTAL OB/XF																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	62,000.00	62,000.00	62,000																
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS																																	