

PARHAM PATRICK ALAN & GABRIELA LOUISE
36191 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0003-0000

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	2,951	103.4940	143.86	424,531	2025	2025		0	0	0.00	100.00	VALUATION BY		STANDARD														
Exterior Wall		21	STONE 10		1 SNGL FAM 100% - 2026										Heated Area: 2600										HX Base Yr 2026									
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										424,531									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										5,000									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										62,000									
Interior Floo		13	LVT/LAMNT 60												TOTAL MARKET VALUE										491,531									
Interior Floo		14	CARPET 40												SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										491,531									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 51,411									
Bedrooms			4 100												BASE TAXABLE VALUE										440,120									
Bathrooms			2 100												TOTAL JUST VALUE										491,531									
Frame		02	WOOD FRAME 100												NCON VALUE										429,531									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										53,000																			
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	2,600	100	2025	2,600	374,036																													
FGR	441	55	2025	243	34,958																													
FOP	135	30	2025	40	5,754																													
FOP	228	30	2025	68	9,782																													
TOTALS		3,404			2,951	424,531																												
EXTRA FEATURES					36191 PITCH LN, HILLIARD										BLD DATE				LGL DATE		05/05/2026		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																		
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000																			