

LOT 4
SOUTHERN PINES OR 2476/315

MILLER KELLI RENEE/ISOM ROGER LEE
36199 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
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	5	100			
Bathrooms	4.5	100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	3,166	100	2025	3,166	434,913
FGR	901	55	2025	496	68,136
FOP	280	30	2025	84	11,539
FOP	600	30	2025	180	24,727
FUS	468	100	2025	468	64,289
STR	72	10	2025	7	962
TOTALS	5,487			4,401	604,565

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,401	98.8240	137.37	604,565	2025	2025	0	0	0	0.00100.00
1 SNGL FAM 0% - 2026			Heated Area: 3634				HX Base Yr				