LOT 71
SOUTHERN PINES OR 2476/315

WHEAT SHARON L/E/
36023 PITCH LANE
HILLIARD, FL 32046

2026

23-3N-24-3300-0071-0000

BUILDING CHARACTERISTICS

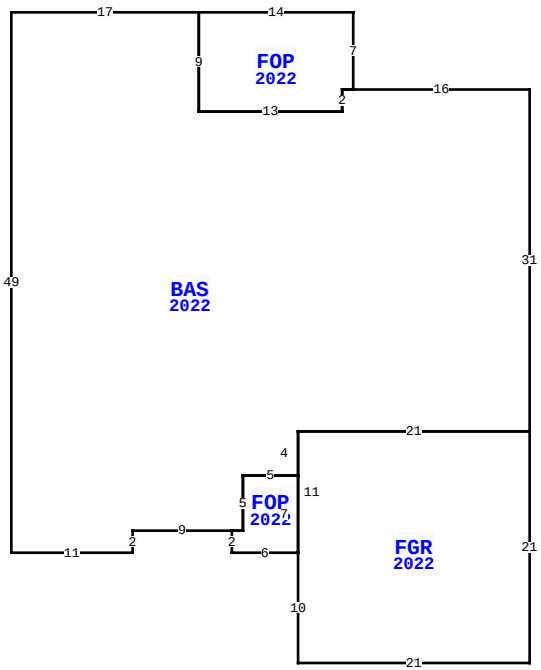
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,781	100	2022	1,781	271,500
FGR	441	55	2022	243	37,044
FOP	37	30	2022	11	1,677
FOP	124	30	2022	37	5,640
TOTALS	2,383			2,072	315,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	110.8380	154.06	319,212	2022	2022	0	0	0	1.05	98.95

1 SNGL FAM 100% - 2024 Heated Area: 1781 HX Base Yr 2024



36023 PITCH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,860
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		377,860
SOH/AGL Deduction		74,923
ASSESSED VALUE		302,937
TOTAL EXEMPTION VALUE	SX HX HB WX	106,411
BASE TAXABLE VALUE		196,526
TOTAL JUST VALUE		377,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000199	CO ISSUED	0	01/06/2023
22013733	NEW CONSTR	288,670	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/399	10/27/2025	LE	U	I	11	100
GRANTOR: WHEAT SHARON L/E						
GRANTEE: WILLIS KAYLA						
2625/0340	3/03/2023	SW	Q	I	01	399,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WHEAT SHARON & BILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N7 W14 S9 E13 N2 E1$ W1 S2 W13 N9 W17 S49 E11 N2 E9 FOP=[YR=2022] S2 E6 FGR=[YR=2022] S10 E21 N21 W21 S11$ N7 W5 S5 W1$ E1 N5 E5 N4 E21 N31$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	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