LOT 73
SOUTHERN PINES OR 2476/315

DAWODU LATARA
36039 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0073-0000

BUILDING CHARACTERISTICS

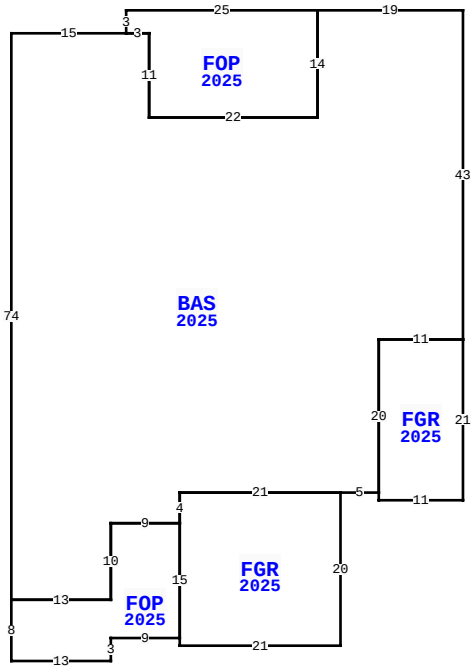
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,353	100	2025	3,353	465,800
FGR	231	55	2025	127	17,643
FGR	420	55	2025	231	32,091
FOP	239	30	2025	72	10,002
FOP	317	30	2025	95	13,197
TOTALS	4,560			3,878	538,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,878	99.9900	138.99	539,003	2024	2024	0	0	0	0.05	99.95

1 SNGL FAM 0% - 2026 Heated Area: 3353 HX Base Yr



36039 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	538,733
TOTAL MARKET OB/XF VALUE	4,850
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	605,583
SOH/AGL Deduction	0
ASSESSED VALUE	605,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	605,583
TOTAL JUST VALUE	605,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009704	SFR H-3365 P-498	620,837	08/21/2024
230006940	NEW SFR	620,837	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2867/1211	4/14/2026	QC	U	I	11	100
GRANTOR: DAWODU DAVID						
GRANTEE: DAWODU LATARA						
2813/613	5/05/2025	WD	Q	I	01	665,000
GRANTOR: KEARNEY JAKE & CAITLI						
GRANTEE: DAWODU DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,-10] E15 E3 S11 E22 N14 E19 S43 W11 S20 W5 W21 S4 W9 S10 W13 N74 $
FOP=[YR=2025;ORIG=10,-13] W25 S3 E3 S11 E22 N14 $
FGR=[YR=2025;ORIG=29,30] W11 S20 S1 E11 N21 $
FGR=[YR=2025;ORIG=13,50] W21 S4 S15 S1 E21 N20 $
FOP=[YR=2025;ORIG=-8,54] W9 S10 W13 S8 E13 N3 E9 N15 $
.

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
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	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 07/01/2024 BY WW Total Acres: 0.00 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS