

SEMINERO PHILLIP/TU YIWEN
36047 PITCH LANE
HILLIARD, FL 32046

23-3N-24-3300-0074-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall21STONE 10

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100

1. 1. 100

0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9016.00

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

TOTALS2,3832,072315,860

EXTRA FEATURES

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,072110.8380154.06319,212202220220001.0598.95

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

14

17

7

9

2

13

17

2

31

49

21

4

5

11

5

10

2

11

10

21

FOP2022

BAS2022

FGR2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/05/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE315,860

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET62,000

TOTAL MARKET VALUE377,860

SOH/AGL Deduction6,888

ASSESSED VALUE370,972

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE319,561

TOTAL JUST VALUE377,860

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE361,219

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

VI

RSN CD

SALE PRICE

2654/345

7/06/2023

SWQ

I

01

414,900

GRANTOR:LGI HOMES-FLORIDA LLC

GRANTEE:SEMINERO PHILLIP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W14 S7 E1 S2 E13 N9\$ S9 W13 N2 W17 S31 FGR=[YR=2022] S21 E21 N10 FOP=[YR=2022] E6 N2 W1 N5 W5 S7\$ N11 W21\$ E21 S4 E5 S5 E10 S2 E11 N49\$.

LAND DESCRIPTION

TOTAL OB/XF0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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