



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
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	2,054	100	2024	2,054	309,142
FGR	426	55	2024	234	35,219
FOP	69	30	2024	21	3,161
FOP	180	30	2024	54	8,127
TOTALS				2,363	355,649

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	108.8780	151.34	357,616	2023	2023	0	0	0	0.55	99.45
1 SNGL FAM		100% - 2024		Heated Area: 2054					HX Base Yr 2024			

AGOSTO JULIO & DUBEL
36111 PITCH LN
HILLIARD, FL 32046

2026

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		25	MOD METAL 100		6500	01	448	63.2500	24.67	11,052	2024	2024	0	0	0	1.00	99.00	VALUATION BY		STANDARD												
Roof Structur		10	STEEL FRME 100		2 GARAGE RES 100% - 2025													Heated Area: 400 HX Base Yr 2024														
Roof Cover		12	MODULAR MT 100																													
Interior Wall		07	NONE 100																													
Interior Floo		03	CONC FINSH 100																													
Air Condition		01	NONE 100																													
Heating Type		01	NONE 100																													
Bedrooms			0 100																													
Bathrooms			0 100																													
Frame		05	STEEL 100																													
Quality		06	Quality Level 06																													
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	400	100	2024	400	9,769																											
UCP	240	20	2025	48	1,172																											
TOTALS					640			448	10,941																							
EXTRA FEATURES					36111 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															