

FINCK GARY & LYNN L/E/
36196 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0091-0000

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 Stories Units

02

WOOD FRAME 100

1.

1.

100

0

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

2026

2,054

310,852

FGR

426

55

2026

234

35,414

FOP

69

30

2026

21

3,178

FOP

180

30

2026

54

8,172

TOTALS

2,729

2,363

357,616

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

LAND DESCRIPTION

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

REVIEW DATE

01/05/2026

BY

WW

Total Acres:

0.00

Total Land Value:

62,000

Market:

0

Agricultural:

0

Common:

62,000

PRINTED 07/09/2026 BY SYS

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

2025

2025

0

0

0.00

100.00

HEATED AREA: 2054

Diagram showing building footprint and lot dimensions. The lot is 55' wide by 44' deep. The building footprint includes a main rectangular area (BAS) and several smaller areas (FGR, FOP). Dimensions are provided for each side of the lot and building footprint.

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

357,616

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

62,000

TOTAL MARKET VALUE

419,616

SOH/AGL Deduction

0

ASSESSED VALUE

419,616

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

368,205

TOTAL JUST VALUE

419,616

NCON VALUE

357,616

INCOME VALUE

PREVIOUS YEAR MKT VALUE

53,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2872/127

5/22/2026

WD U

I

11

100

GRANTOR: FINCK GARY & LYNN

GRANTEE: STAUBLY EMMA

2795/1407

6/18/2025

SW Q

I

01

521,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: FINCK GARY & LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=39,-6] E18 S44 W18 N2 W3 S8 W6 S8 W1 W9 S3 W10 N55 E14 S12 E15 N12 N6 \$

FOP=[YR=2026;ORIG=24,0] E15 S12 W15 N12 \$

FOP=[YR=2026;ORIG=36,44] W6 S8 W1 S3 E7 N11 \$

FGR=[YR=2026;ORIG=57,38] W18 N2 W3 S8 S11 S3 E21 N20 \$