LOT 111
SOUTHERN PINES OR 2476/315

WETZEL MIRIAM NICOLE
36012 PITCH LN
HILLIARD, FL 32046

2026

23-3N-24-3300-0111-0000

BUILDING CHARACTERISTICS

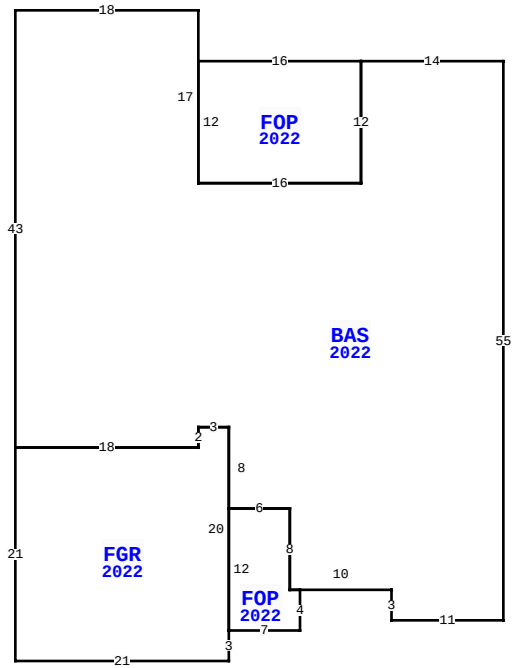
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,079	100	2022	2,079	311,332
FGR	447	55	2022	246	36,839
FOP	76	30	2022	23	3,444
FOP	192	30	2022	58	8,686
TOTALS	2,794			2,406	360,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,406	108.8780	151.34	364,124	2022	2022	0	0	0	1.05	98.95

1 SNGL FAM 100% - 2024 Heated Area: 2079 HX Base Yr 2024



36012 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		360,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		422,301
SOH/AGL Deduction		94,042
ASSESSED VALUE		328,259
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,848
TOTAL JUST VALUE		422,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018897	CO ISSUED	0	12/29/2022
22013736	NEW CONSTR	331,702	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2855/0540	3/17/2026	WD	Q	I	01	488,000
GRANTOR: SALERNO RICHARD & KRI						
GRANTEE: WETZEL MIRIAM NICOL						
2647/1058	6/06/2023	SW	Q	I	01	439,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SALERNO RICHARD & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W16 S12 E16 N12$ S12 W16 N17 W18 S43 FGR=[YR=2022] S21 E21 N3 FOP=[YR=2022] E7 N4 W1 N8 W6 S12$ N20 W3 S2 W18$ E18 N2 E3 S8 E6 S8 E10S3 E11 N55$.

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	000100	C	RES	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