

QUARTERMAN CLARENCE & MARIA BENILDA HERNANDEZ
36351 PITCH LN
HILLIARD, FL 32046

23-3N-24-3300-0119-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4							
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		31		HARDIE BRD 90		0900		01		3,878		99.9900		138.99		539,003		2024		2024		0		0		0		0.05		99.95		VALUATION BY					STANDARD				
Exterior Wall		21		STONE 10		1		SNGL FAM		100% - 2025						Heated Area: 3353																Tax Group: 4					Tax Dist:				
Roof Structur		08		IRREGULAR 100																												BUILDING MARKET VALUE					538,733				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					13,490				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					62,000				
Interior Floo		13		LVT/LAMNT 60																												TOTAL MARKET VALUE					614,223				
Interior Floo		14		CARPET 40																												SOH/AGL Deduction					21,458				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					592,765				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					13				
Bedrooms				4 100																												BASE TAXABLE VALUE					0				
Bathrooms				3 100																												TOTAL JUST VALUE					614,223				
Frame		02		WOOD FRAME 100																												NCON VALUE					8,640				
Stories		1.		1. 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					573,137				
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																															
EXTRA FEATURES																																									