

TEMPLETON ROBERT HAYES & ASHLEY MARIE  
36148 PITCH LN  
HILLIARD, FL 32046

**23-3N-24-3300-0102-0000**

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  
Bedrooms4 100  
Bathrooms3 100

Frame Stories Units02WOOD FRAME 100  
1. 1. 100  
0 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

09000013,73999.9900138.99

TOT ADJ PTSTOT REPL. COST NEWAYBEYBECONFNCTNORM% COND

1 SNGL FAM 100% - 2026Heated Area: 3260HX Base Yr 2026

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE519,684  
TOTAL MARKET OB/XF VALUE5,000  
TOTAL LAND VALUE - MARKET62,000  
TOTAL MARKET VALUE586,684  
SOH/AGL Deduction273,720  
ASSESSED VALUE312,964  
TOTAL EXEMPTION VALUEHX HB51,411  
BASE TAXABLE VALUE261,553  
TOTAL JUST VALUE586,684  
NCON VALUE524,684  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE53,000

PERMIT NUMDESCRIPTIONAMTISSUED

C0250002360NSFR PRIVATE PROV595,55003/06/2025  
B240011286NSFR PRIVATE PROV595,55010/04/2024

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

2775/613/13/2025SWQI01709,900

GRANTOR:LGI HOMES-FLORIDA LLC  
GRANTEE:TEMPLETON ROBERT HA

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/05/2026MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20600SUMMER KIT0100001.00UT5,000.005,000.00100202620251005,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND1000006OR0.000.001.00LT1.001.001.0062,000.0062,000.0062,000

REVIEW DATE04/16/2025BY MLUTotal Acres: 0.00Total Land Value: 62,000Market: 0Agricultural: 0Common: 62,000PRINTED 07/09/2026 BY SYS