LOT 23
IN OR 2044/911
REPLAT OF GLEN LAUREL PB 6/128

HASSEN ROBERT P
96023 HAWTHORNE CT
YULEE, FL 32097

2023

44-3N-28-528G-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

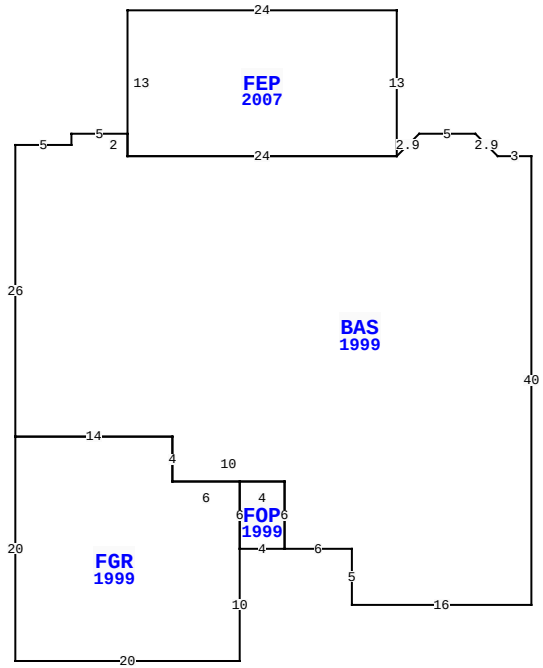
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4065.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	185,605
FEP	312	80	250	30,548
FGR	376	55	207	25,293
FOP	24	30	7	856
TOTALS	2,231		1,983	242,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,983	114.0132	135.39	268,478	1999	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2018 Heated Area: 1519 HX Base Yr 2018



96023 HAWTHORNE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,629
TOTAL MARKET OB/XF VALUE		27,574
TOTAL LAND VALUE - MARKET		131,200
TOTAL MARKET VALUE		420,403
SOH/AGL Deduction		176,698
ASSESSED VALUE		243,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,705
TOTAL JUST VALUE		420,403
NCON VALUE		20,732
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017178	GARAGE	43,075	12/10/2021
B17153	SUN RM	29,714	12/01/2006
9905936	NEW CONSTR	72,344	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/0911	5/04/2016	SW	Q	I	01	210,000
GRANTOR: FANNIE MAE						
GRANTEE: HASSEN ROBERT P						
2009/0564	10/16/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 L2 U2 W5 D2 L2 FEP=[YR=2007] N13 W24 S13 E24$ W24 N2 W5 S1 W5 S26 FGR=[YR=1999] S20 E20 N10 FOP=[YR=1999] E4 N6 W4 S6$ N6 W6 N4 W14$ E14 S4 E10 S6 E6 S5 E16 N40$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	80	16	1,280.00	SF	6.50	6.50	100	1999	1999	3	79	6,573	
3	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	1999	1999	3	79	442	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
5	0845	KOOL DECK	0	100	0	0	724.00	SF	7.25	7.25	100	2001	2001	3	82	4,304	
6	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2001	2001	3	20	3,724	
7	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2001	2001	3	29	7,987	
8	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2015	2015	3	90	864	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 27,574

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	000115	C	SFR ACRES	100			0.00	0.00	1.64	AC		1.00	1.00	1.00	80,000.00	80,000.00	131,200							

REVIEW DATE 06/23/2022 BY KW Total Acres: 1.64 Total Land Value: 131,200 Market: 0 Agricultural: 0 Common: 131,200 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

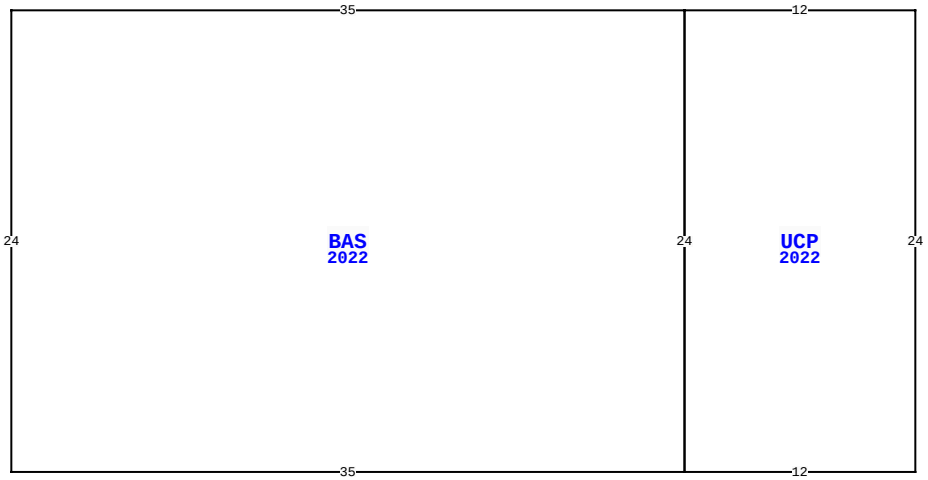
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	18,079
UCP	288	20	58	1,248
TOTALS	1,128		898	19,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	898	62.1000	21.74	19,523	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2018 Heated Area: 840 HX Base Yr 2018



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GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W35 S24 E35 N24$ S24 E12 N24$.

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

REVIEW DATE 06/23/2022 BY KW Total Acres: 1.64 Total Land Value: 131,200 Market: 0 Agricultural: 0 Common: 131,200 PRINTED 08/02/2023 BY SYS