

LOT 24
IN OR 1916/1793
REPLAT OF GLEN LAUREL PB 6/128

FLANAGAN JAMES M & MARYSIA G
96001 HAWTHORNE CT
YULEE, FL 32097

2023

44-3N-28-528G-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,544	100	2,544	304,781
FGR	774	55	426	51,037
FOP	133	30	40	4,792
FOP	216	30	65	7,788
FUS	340	100	340	40,733
TOTALS	4,007		3,415	409,131

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,901.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	28	25	700.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	32	15	462.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	1,440.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006		0.00	0.00	2.04	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,415	111.4764	132.38	452,078	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2016 Heated Area: 2884 HX Base Yr 2016											
96001 HAWTHORNE CT, YULEE											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										434,934	
TOTAL MARKET OB/XF VALUE										60,581	
TOTAL LAND VALUE - MARKET										163,200	
TOTAL MARKET VALUE										658,715	
SOH/AGL Deduction										338,176	
ASSESSED VALUE										320,539	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										270,539	
TOTAL JUST VALUE										658,715	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										559,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104784	ROOF	0	04/16/2021
M1801487	H/AC	0	02/01/2018
B171308	SWIM POOL	39,500	03/01/2017
B1531514	GARAGE	0	12/04/2015
B0210210	NEW CONSTR	250,000	09/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1916/1793	3/18/2014	SW	Q	I	02	258,000	
GRANTOR: DLG MORTGAGE CAPITAL							
GRANTEE: FLANAGAN JAMES M &							
1877/1810	9/09/2013	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DLG MORTGAGE CAPITA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W23 S2 W8 FOP=[YR=2003] W19 S8 E16 N5 U3 R3 \$ D3 L3 S5 W16 N10 W14 S42 E4 FOP=[YR=2003] S6 E36 FGR=[YR=2003] S28 E24 N31 W14 N3 W10S6\$ N6 W36\$ E46 S3 E14 N45\$ PTR=E15 FUS=[YR=2003] E17 S20 W17 N20\$ W15\$.											

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