LOT 25 IN OR 971/1768
REPLAT OF GLEN LAUREL PB 6/128

GARRETT GLEN R & KIMBERLY J
96002 HAWTHORNE CT
YULEE, FL 32097-3048

2023

44-3N-28-528G-0025-0000

BUILDING CHARACTERISTICS

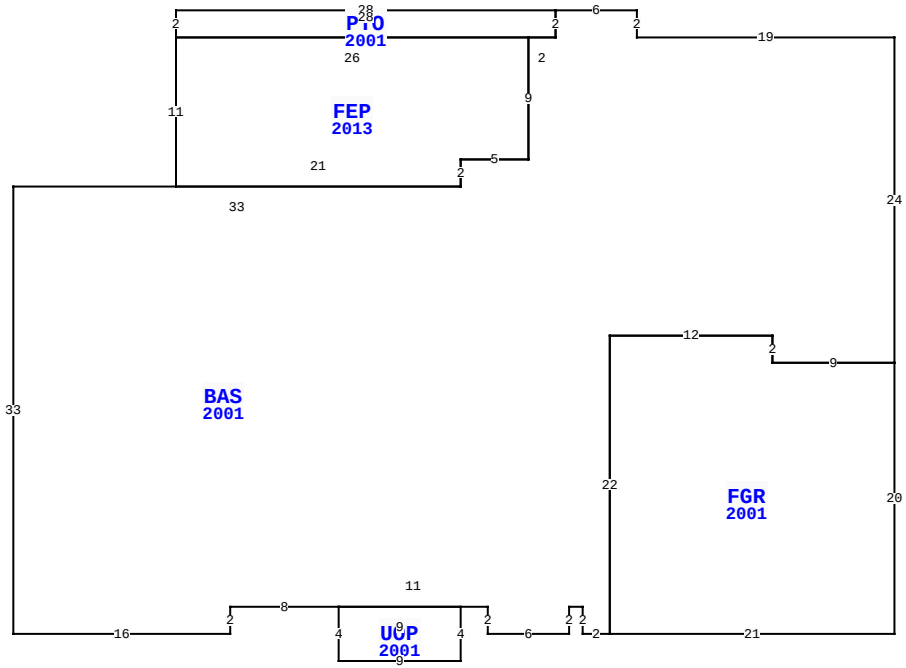
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,980	100	1,980	226,921
FEP	276	80	221	25,328
FGR	444	55	244	27,964
PTO	56	5	3	344
UOP	36	20	7	802
TOTALS	2,792		2,455	281,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	108.8640	129.28	317,382	2001	2001	0	0	0	11.35	88.65

1 SNGL FAM – 100% - 2002 Heated Area: 1980 HX Base Yr 2002



96002 HAWTHORNE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 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		281,359
TOTAL MARKET OB/XF VALUE		6,761
TOTAL LAND VALUE - MARKET		174,080
TOTAL MARKET VALUE		462,200
SOH/AGL Deduction		278,418
ASSESSED VALUE		183,782
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,782
TOTAL JUST VALUE		462,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800662	REPAIR/RRF	13,743	01/01/2018
B007563	NEW CONSTR	107,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/1768	2/22/2001	WD	Q	I		173,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GARRETT GLEN R & KI						
0919/0635	2/09/2000	WD	U	V	19	28,000
GRANTOR: GLEN LAUREL GENERAL P						
GRANTEE: HALLMARK HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 N2 W6 PTO=[YR=2001] W28 S2 FEP=[YR=2013] S11 E21 N2 E5 N9 W26 $ E28 N2 $ S2 W2 S9 W5 S2 W33 S33 E16 N2 E8 UOP=[YR=2001] S4 E9 N4 W9 $ E11 S2 E6 N2 E1 S2 E2 FGR=[YR=2001] E21 N20 W9 N2 W12 S22$ N22 E12 S2 E9 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
1	0811	CONCRETE B	0	100	0	0	603.00	SF	5.20	5.20	100	2001	2001	3	82	2,571	
2	0803	ASPHALT C	0	100	0	0	3,612.00	SF	2.00	2.00	100	2005	2005	3	58	4,190	

LAND DESCRIPTION

TOTAL OB/XF 6,761

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	0003		0.00	0.00	2.72	AC		1.00	1.00	0.80	80,000.00	64,000.00	174,080							

REVIEW DATE 10/25/2018 BY SBX Total Acres: 2.72 Total Land Value: 174,080 Market: 0 Agricultural: 0 Common: 174,080 PRINTED 08/02/2023 BY SYS