LOT 26
IN OR 1510/561
REPLAT OF GLEN LAUREL PB 6/128

DUPEE JOHN E & ARACELYS M
96008 HAWTHORNE COURT
YULEE, FL 32097

2023

44-3N-28-528G-0026-0000

BUILDING CHARACTERISTICS

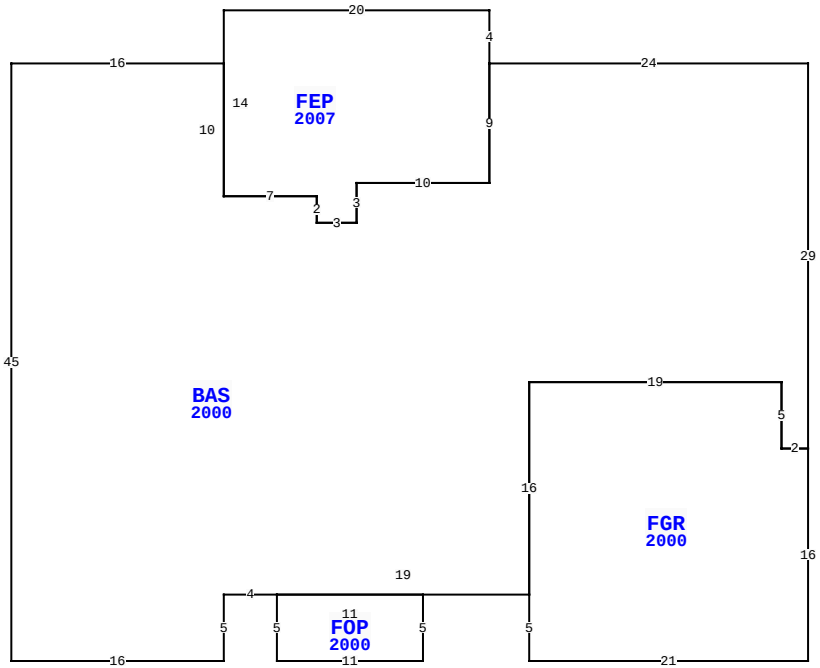
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,958	100	1,958	235,937
FEP	276	80	221	26,631
FGR	431	55	237	28,558
FOP	55	30	16	1,928
TOTALS	2,720		2,432	293,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,432	121.5249	144.31	350,962	2000	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2008 Heated Area: 1958 HX Base Yr 2008



96008 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		293,053
TOTAL MARKET OB/XF VALUE		22,249
TOTAL LAND VALUE - MARKET		80,064
TOTAL MARKET VALUE		395,366
SOH/AGL Deduction		214,771
ASSESSED VALUE		180,595
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		125,595
TOTAL JUST VALUE		395,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1902450	REPAIR/RRF	14,836	03/01/2019
B25868	REMODEL	3,976	04/01/2012
007364	SWIM POOL	18,300	07/01/2000
B006750	NEW CONSTR	105,000	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/0561	7/05/2007	WD	Q	I		298,000
GRANTOR: ALGRIM MARTIN & RENEE						
GRANTEE: DUPEE JOHN E & ARAC						
1355/0093	10/03/2005	WD	Q	I		277,500
GRANTOR: CHAPLIN GEORGE O & SH						
GRANTEE: ALGRIM MARTIN & REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 FEP=[YR=2007] N4 W20 S14 E7 S2 E3 N3 E10 N9 $ S9 W10 S3W3 N2 W7 N10 W16 S45 E16 N5 E4FOP=[YR=2000] S5 E11 N5 W11 $ E19 FGR=[YR=2000] S5 E21 N16 W2 N5 W19 S16 $ N16 E19 S5 E2 N29 $.

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	0812	CONCRETE C	0	100	0	0	1,862.00	SF	4.00	4.00	100	2000	2000	3	80	5,958	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2000	2000	3	27	8,996	
3	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2000	2000	3	80	4,320	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 22,249

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	0.72	AC		1.00	1.00	1.39	80,000.00	111,200.00	80,064							

REVIEW DATE 01/09/2018 BY KW Total Acres: 0.72 Total Land Value: 80,064 Market: 0 Agricultural: 0 Common: 80,064 PRINTED 08/02/2023 BY SYS