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

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

2024

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

NASSAU COUNTY PROPERTY

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	02	Quality Level 02

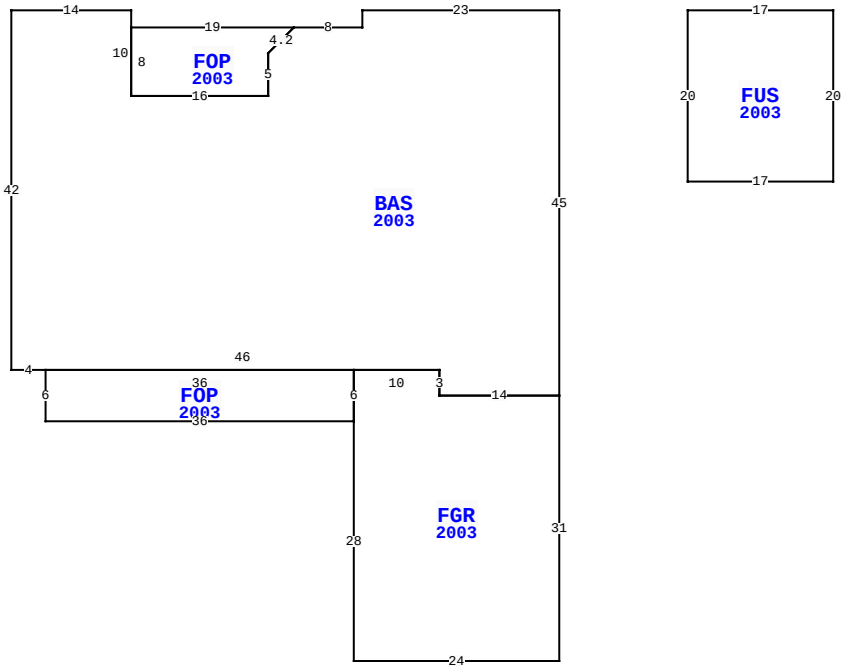
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100	2,544	288,650
FGR	774	55	426	48,335
FOP	133	30	40	4,539
FOP	216	30	65	7,376
FUS	340	100	340	38,578
TOTALS	4,007		3,415	387,476

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	100.8596	126.07	430,529	2003	2003	0	0	0	10.00	90.00

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 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,004
TOTAL MARKET OB/XF VALUE		59,210
TOTAL LAND VALUE - MARKET		163,200
TOTAL MARKET VALUE		635,414
SOH/AGL Deduction		305,259
ASSESSED VALUE		330,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,155
TOTAL JUST VALUE		635,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,715

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

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$.

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	3,901.00	SF	4.00	4.00	100	2003	2003	3	83	12,951	
2	0811	CONCRETE B	0	100	28	25	700.00	SF	5.20	5.20	100	2016	2016	3	96	3,494	
3	0861	POOL GUNIT	0	100	32	15	462.00	SF	85.00	85.00	100	2017	2017	3	84	32,987	
4	0855	CONC PAVER	0	100	0	0	1,440.00	SF	7.00	7.00	100	2017	2017	3	97	9,778	

LAND DESCRIPTION

TOTAL OB/XF 59,210

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	0006	RSF-1	0.00	0.00	2.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	163,200							

REVIEW DATE 04/23/2019 BY KWA Total Acres: 2.04 Total Land Value: 163,200 Market: 0 Agricultural: 0 Common: 163,200 PRINTED 08/06/2024 BY SYS

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Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

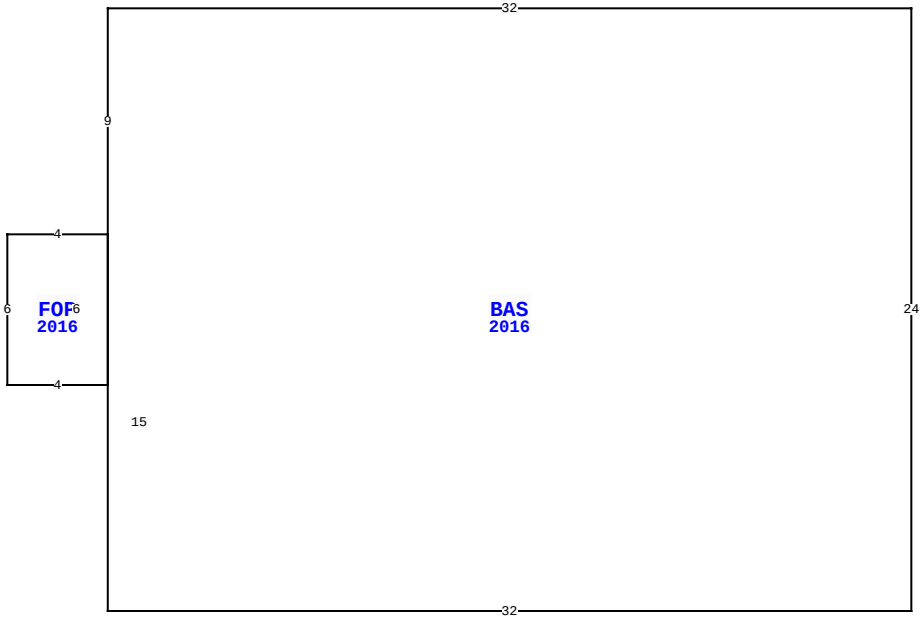
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	25,299
FOP	24	30	7	231
TOTALS	792		775	25,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	775	101.2000	35.42	27,450	2016	2016	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2016 Heated Area: 768 HX Base Yr 2016



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GRANTOR: CLERK OF COURT						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 S9 FOP=[YR=2016] W4 S6 E4 N6$ S15 E32 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

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