



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
																		VALUATION BY			
																		Tax Group: 4		STANDARD	
																		Tax Dist:			
																		BUILDING MARKET VALUE		0	
																		TOTAL MARKET OB/XF VALUE		0	
																		TOTAL LAND VALUE - MARKET		60,000	
																		TOTAL MARKET VALUE		60,000	
																		SOH/AGL Deduction		0	
																		ASSESSED VALUE		60,000	
																		TOTAL EXEMPTION VALUE		0	
																		BASE TAXABLE VALUE		60,000	
																		TOTAL JUST VALUE		60,000	
																		NCON VALUE		0	
																		INCOME VALUE			
																		PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000441	PRIVATE PROVIDER	376,855	01/13/2025
B240002259	PRIVATE PROVIDER	376,855	02/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/641	1/15/2025	SW	Q	I	01	428,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: STROUD LEIGH VOLPE

EXTRA FEATURES															TOTALS	
L N	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
616 HAWTHORN PARK CIR, YULEE																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							