

LOT 12
HAWTHORN PARK OR 2661/1308

SOTOMAYOR KARINA/ROCHA SANTIAGO A PINZON
506 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 70			
Interior Floo	14	CARPET 30			
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			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4097.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	2025	1,761	251,488
FGR	420	55	2025	231	32,989
FOP	90	30	2025	27	3,856
FOP	190	30	2025	57	8,140
TOTALS	2,461			2,076	296,474

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,076	108.1920	142.81	296,474	2024	2024	0	0	0	0.00100.00
1 SNGL FAM - 100% - 2025				Heated Area: 1761				HX Base Yr 2025			