LOT 13
HAWTHORN PARK OR 2661/1308

KURUVILLA PHILIP T & SUSAN P
498 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2025

44-2N-27-1007-0013-0000

BUILDING CHARACTERISTICS

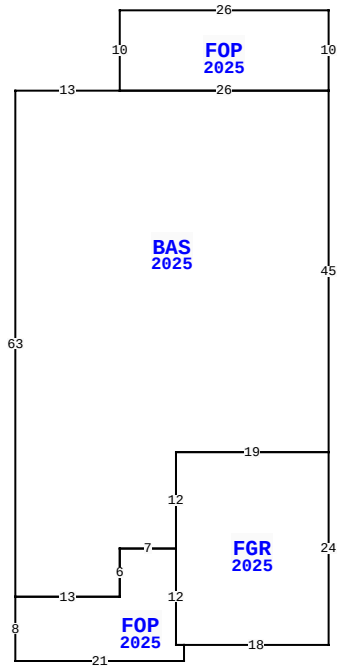
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,073	100	2025	2,073	284,747
FGR	456	55	2025	251	34,477
FOP	204	30	2025	61	8,379
FOP	260	30	2025	78	10,714
TOTALS	2,993			2,463	338,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,463	104.0640	137.36	338,318	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2073 HX Base Yr 2025



498 HAWTHORN PARK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/01/2023 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		338,318
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,018
SOH/AGL Deduction		0
ASSESSED VALUE		419,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		368,296
TOTAL JUST VALUE		419,018
NCON VALUE		344,018
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004825	PRIVATE PROVIDER	389,217	04/25/2024
230013669	NEW SFR	389,217	10/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2708/1980	4/26/2024	SW	Q	I	02	530,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KURUVILLA PHILIP T

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100	2025	2024		100	5,700	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,0] W26 W13 S63 E13 N6 E7 N12 E19 N45 $
FGR=[YR=2025;ORIG=30,45] E19 S24 W18 W1 N12 N12 $
FOP=[YR=2025;ORIG=23,-10] E26 S10 W26 N10 $
FOP=[YR=2025;ORIG=23,57] E7 S12 E1 S2 W21 N8 E13 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	000100	C	RES	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/21/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS