LOT 14
HAWTHORN PARK OR 2661/1308

ANDRADE ALEXANDRA RUIZ/CORDOVI DANIEL JOSE
490 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0014-0000

BUILDING CHARACTERISTICS

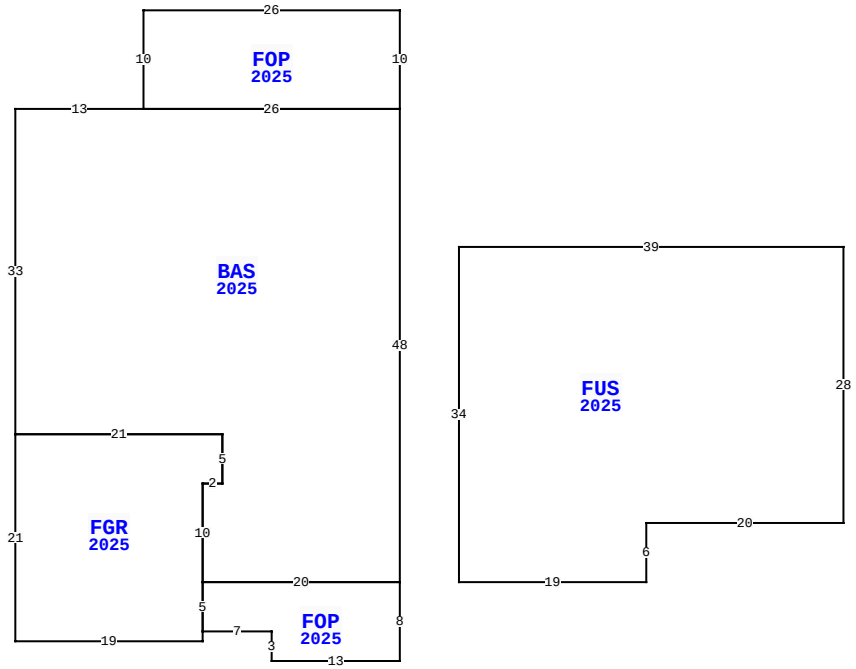
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,577	100	2025	1,577	215,261
FGR	409	55	2025	225	30,713
FOP	139	30	2025	42	5,733
FOP	260	30	2025	78	10,647
FUS	1,206	100	2025	1,206	164,619
TOTALS	3,591			3,128	426,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	103.4080	136.50	426,972	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2783 HX Base Yr 2025



490 HAWTHORN PARK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,972
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		507,672
SOH/AGL Deduction		68,891
ASSESSED VALUE		438,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,059
TOTAL JUST VALUE		507,672
NCON VALUE		432,672
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005943	PRIVATE PROVIDER	499,183	05/16/2024
B230014150		499,183	11/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/594	5/24/2024	SW	Q	I	01	599,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ANDRADE ALEXANDRA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,0] S48 W20 N10 E2 N5 W21 N33 E13 E26 $
FUS=[YR=2025;ORIG=55,14] E39 S28 W20 S6 W19 N34 $
FOP=[YR=2025;ORIG=23,-10] E26 S10 W26 N10 $
FOP=[YR=2025;ORIG=49,48] W20 S5 E7 S3 E13 N8 $
FGR=[YR=2025;ORIG=10,33] E21 S5 W2 S10 S5 S1 W19 N21 $
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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	

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	000135	C	RES NATURAL	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 05/29/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS