

SENGER LAILA ZHOURI & DUSTIN WARREN
482 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms3.5100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4097.00

TOTALS4,2843,815495,836

EXTRA FEATURES

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

10855 CONC PAVER010000600.00SF10.0010.00100202520241006,000

LAND DESCRIPTIONTOTAL OB/XF6,000

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000135 C RES NATURAL100PD - E0.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE 04/19/2024 BY WW Total Acres: 0.23 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM%COND

0900013,81598.4600129.97495,83620242024000.00100.00

1 SNGL FAM - 100% - 2025 Heated Area: 3464 HX Base Yr 2025

FOP 2025BAS 2025FGR 2025FUS 2025FOP 2025

NASSAU COUNTY PROPERTY PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE495,836

TOTAL MARKET OB/XF VALUE6,000

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE576,836

SOH/AGL Deduction0

ASSESSED VALUE576,836

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE521,114

TOTAL JUST VALUE576,836

NCON VALUE501,836

INCOME VALUE

PREVIOUS YEAR MKT VALUE75,000SALES DATAOFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE2752/168511/21/2024SWQI02585,500GRANTOR:PULTE HOME COMPANY LLGRANTEE:SENGER LAILA ZHOURIBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2025;ORIG=39,0] W17 S10 W22 S51 E12 N8 E7 N9 E20 N44 \$ FOP=[YR=2025;ORIG=22,10] W22 N10 E22 S10 \$ FOP=[YR=2025;ORIG=19,53] W7 S8 W12 S8 E12 N4 E7 N12 \$ FGR=[YR=2025;ORIG=39,44] W20 S9 S12 E20 N21 \$ FUS=[YR=2025;ORIG=84,16] W39 S45 E12 N2 E27 N43 \$.