LOT 19
HAWTHORN PARK OR 2661/1308

KASSIS JACKIE TRUST/KASSIS JACKIE E TRUSTEE
450 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2025

44-2N-27-1007-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

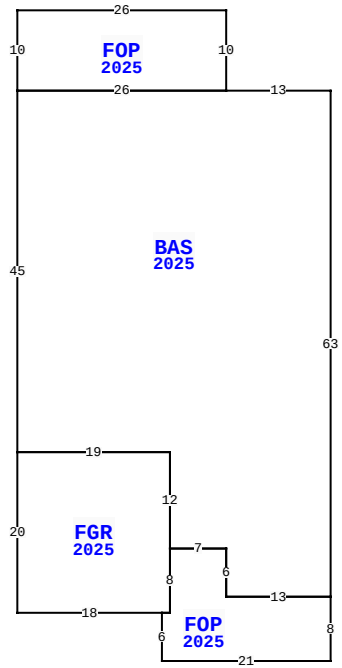
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	290,697
FGR	380	55	2025	209	29,308
FOP	208	30	2025	62	8,694
FOP	260	30	2025	78	10,938
TOTALS	2,921			2,422	339,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	106.2320	140.23	339,637	2024	2024	0	0	0	0.00	100.00

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



450 HAWTHORN PARK CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,637
TOTAL MARKET OB/XF VALUE		6,550
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		421,187
SOH/AGL Deduction		108,476
ASSESSED VALUE		312,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,989
TOTAL JUST VALUE		421,187
NCON VALUE		346,187
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007909	PRIVATE PROVIDER	384,338	07/03/2024
B240000284	PRIVATE PROVIDER	384,338	01/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1721	7/09/2024	SW	Q	I	01	504,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KASSIS JACKIE TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,0] S63 W13 N6 W7 N12 W19 N45 E26 E13 $
FOP=[YR=2025;ORIG=10,-10] E26 S10 W26 N10 $
FOP=[YR=2025;ORIG=29,57] E7 S6 E13 S8 W21 N6 E1 N8 $
FGR=[YR=2025;ORIG=10,45] E19 S12 S8 W1 W18 N20 $
.

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	655.00	SF	10.00	10.00	100	2025	2024		100	6,550	

LAND DESCRIPTION

TOTAL OB/XF 6,550

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 07/03/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS