LOT 20
HAWTHORN PARK OR 2661/1308

SANJAR LOUIS LOUDWENDIOUS/TOWGOOD ANDREA LYNN
442 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0020-0000

BUILDING CHARACTERISTICS

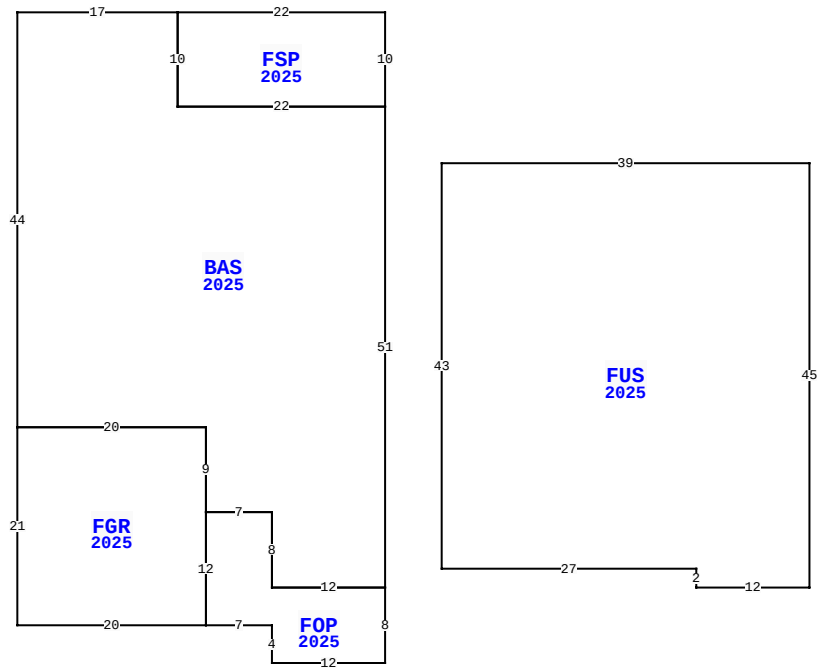
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,763	100	2025	1,763	229,137
FGR	420	55	2025	231	30,023
FOP	180	30	2025	54	7,018
FSP	220	40	2025	88	11,437
FUS	1,701	100	2025	1,701	221,079
TOTALS	4,284			3,837	498,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,837	98.4600	129.97	498,695	2024	2024	0	0	0	0.00	100.00

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



442 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		498,695
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		579,945
SOH/AGL Deduction		0
ASSESSED VALUE		579,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		529,223
TOTAL JUST VALUE		579,945
NCON VALUE		504,945
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007004	NSFR PRIVATE PROV	613,075	06/13/2024
B240000146	NSFR PRIVATE PROV	613,075	01/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1434	9/27/2024	SW	Q	I	01	662,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: SANJAR LOUIS LOUDWE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=39,0] S51 W12 N8 W7 N9 W20 N44 E17 S10 E22 $
FUS=[YR=2025;ORIG=45,6] E39 S45 W12 N2 W27 N43 $
FGR=[YR=2025;ORIG=0,34] E20 S9 S12 W20 N21 $
FSP=[YR=2025;ORIG=17,-10] S10 E22 N10 W22 $
FOP=[YR=2025;ORIG=39,51] W12 N8 W7 S12 E7 S4 E12 N8 $
.

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	625.00	SF	10.00	10.00	100	2025	2024		100	6,250	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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