LOT 21
HAWTHORN PARK OR 2661/1308

BLAS HEATHER LEE & SHAWN RICHARD
434 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0021-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

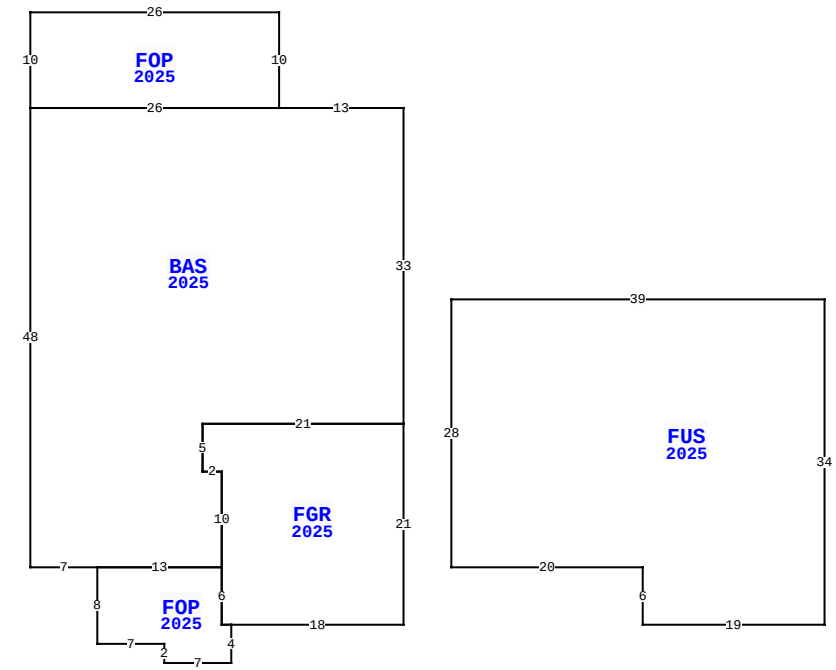
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4097.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100	2025	1,577	213,337
FGR	409	55	2025	225	30,438
FOP	120	30	2025	36	4,870
FOP	260	30	2025	78	10,552
FUS	1,206	100	2025	1,206	163,148
TOTALS	3,572			3,122	422,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,122	102.4880	135.28	422,344	2024	2024	0	0	0	0.00	100.00

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



434 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		422,344
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		503,444
SOH/AGL Deduction		216,028
ASSESSED VALUE		287,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,694
TOTAL JUST VALUE		503,444
NCON VALUE		428,444
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013980	PRIVATE PROVIDER	498,895	12/18/2024
B240007528	PRIVATE PROVIDER	498,895	06/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/621	12/19/2024	SW	Q	I	01	607,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BLAS HEATHER LEE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=69,0] W13 W26 S48 E7 E13 N10 W2 N5 E21 N33 $
FUS=[YR=2025;ORIG=113,20] W39 S28 E20 S6 E19 N34 $
FOP=[YR=2025;ORIG=30,-10] E26 S10 W26 N10 $
FOP=[YR=2025;ORIG=50,54] E1 S4 W7 N2 W7 N8 E13 S6 $
FGR=[YR=2025;ORIG=48,33] E21 S21 W18 W1 N6 N10 W2 N5 $
.

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	610.00	SF	10.00	10.00	100	2025	2024		100	6,100	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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 12/18/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS