

LOT 22
HAWTHORN PARK OR 2661/1308

BROWN RONALD & JUDITH ANN
426 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0022-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	31	HARDIE BRD 100	0900	01	2,422	106.2320	140.23	339,637	2024	2024	0	0	0	0.00	100.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025										Heated Area: 2073					HX Base Yr 2025					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																Tax Group: 4					Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					339,637									
Interior Floor	13	LVT/LAMNT 70																TOTAL MARKET OB/XF VALUE					6,400									
Interior Floor	14	CARPET 30																TOTAL LAND VALUE - MARKET					75,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					421,037									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					0									
Bedrooms		3 100																ASSESSED VALUE					421,037									
Bathrooms		2 100																TOTAL EXEMPTION VALUE					HX HB 50,722									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					370,315									
Stories	1.	1. 100																TOTAL JUST VALUE					421,037									
Units		0 100																NCON VALUE					339,637									
																		INCOME VALUE														
																		PREVIOUS YEAR MKT VALUE					75,000									
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																										
EXTRA FEATURES						426 HAWTHORN PARK CIR, YULEE										BLD DATE		LGL DATE		11/01/2023 MLU												
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																
1	0855	CONC PAVER	0 100	0	0	640.00	SF	10.00	10.00	100	2025	2024		100	6,400																	
LAND DESCRIPTION						TOTAL OB/XF										6,400																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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															
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