LOT 23
HAWTHORN PARK OR 2661/1308

JONES CALEB LUKAS & IDALIA LEYVA
418 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0023-0000

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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

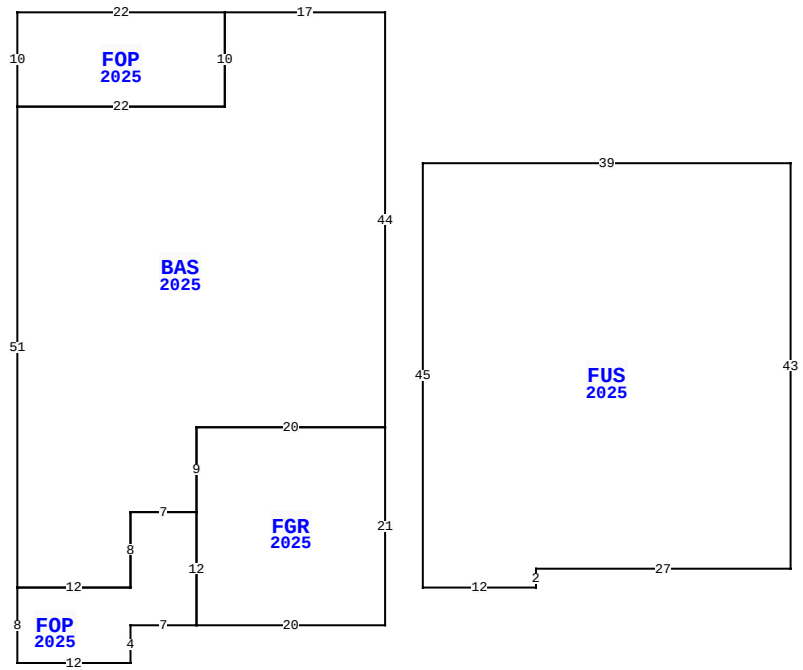
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4097.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	2025	1,763	233,315
FGR	420	55	2025	231	30,571
FOP	180	30	2025	54	7,146
FOP	220	30	2025	66	8,734
FUS	1,701	100	2025	1,701	225,110
TOTALS	4,284			3,815	504,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,815	100.2600	132.34	504,877	2024	2024	0	0	0	0.00	100.00

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



418 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		504,877
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		585,977
SOH/AGL Deduction		0
ASSESSED VALUE		585,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		535,255
TOTAL JUST VALUE		585,977
NCON VALUE		510,977
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002241	INSTALLING A 22'3	11,000	03/04/2025
CO240013978	PRIVATE PROVIDER	613,075	12/18/2024
B240006157	PRIVATE PROVIDER	613,075	05/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/522	12/19/2024	SW	Q	I	01	612,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: JONES CALEB LUKAS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,0] W17 S10 W22 S51 E12 N8 E7 N9 E20 N44 $
FOP=[YR=2025;ORIG=32,0] W22 S10 E22 N10 $
FGR=[YR=2025;ORIG=49,44] W20 S9 S12 E20 N21 $
FOP=[YR=2025;ORIG=29,53] W7 S8 W12 S8 E12 N4 E7 N12 $
FUS=[YR=2025;ORIG=92,16] W39 S45 E12 N2 E27 N43 $
.

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