

LOT 31
HAWTHORN PARK OR 2661/1308

LUSTIG MICHAEL TERRY/OWENS-LUSTIG ALEXA DANIELLE
322 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2025

44-2N-27-1007-0031-0000



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 4																							
Exterior Wall	31	HARDIE BRD 100	0900	01	3,815	98.4600	129.97	495,836	2024	2024	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025												Heated Area: 3464												HX Base Yr 2025											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												495,836											
Interior Floo	13	LVT/LAMMT 70													TOTAL MARKET OB/XF VALUE												12,828											
Interior Floo	14	CARPET 30													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												583,664											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												150,213											
Bedrooms		5 100													ASSESSED VALUE												433,451											
Bathrooms		3.5 100													TOTAL EXEMPTION VALUE												50,722											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												382,729											
Stories	2.	2. 100													TOTAL JUST VALUE												583,664											
Units		0 100	NCON VALUE												508,664																							
			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	1,763	100	2025	1,763	229,137																																	
FGR	420	55	2025	231	30,023																																	
FOP	180	30	2025	54	7,018																																	
FOP	220	30	2025	66	8,578																																	
FUS	1,701	100	2025	1,701	221,079																																	
TOTALS			4,284		3,815	495,836																																
EXTRA FEATURES						322 HAWTHORN PARK CIR, YULEE												BLD 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	600.00	SF	10.00	10.00	100	2025	2024		100	6,000																						
2	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2025	2024		100	1,920																						
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2025	2024		100	4,608																						
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300																						
TOTAL OB/XF 12,828																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																					
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 11/26/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																						