LOT 32
HAWTHORN PARK OR 2661/1308

DUNHAM DEREK ROBERT & NAOMI BIANCO
314 HAWTHORN PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

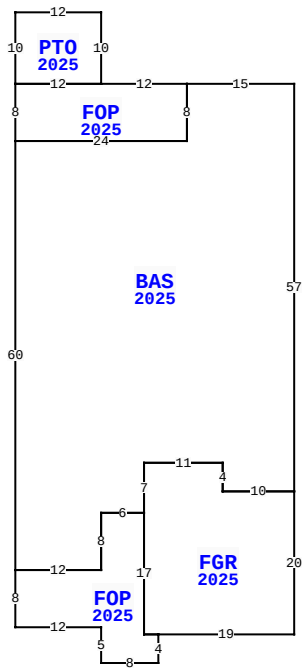
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,137	100	2025	2,137	301,680
FGR	464	55	2025	255	35,998
FOP	192	30	2025	58	8,188
FOP	230	30	2025	69	9,741
PTO	120	5	2025	6	847
TOTALS	3,143			2,525	356,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,525	106.9440	141.17	356,454	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2137 HX Base Yr 2025



314 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		356,454
TOTAL MARKET OB/XF VALUE		9,538
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		440,992
SOH/AGL Deduction		0
ASSESSED VALUE		440,992
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		390,270
TOTAL JUST VALUE		440,992
NCON VALUE		365,992
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008448	PRIVATE PROVIDER	397,858	07/18/2024
B240000679	PRIVATE PROVIDER	397,858	01/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1337	7/19/2024	SW	Q	I	01	563,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DUNHAM DEREK ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,-10] W15 S8 W24 S60 E12 N8 E6 N7 E11 S4 E10 N57 $
FOP=[YR=2025;ORIG=-9,-10] E12 E12 S8 W24 N8 $
FOP=[YR=2025;ORIG=3,50] E6 S17 E2 S4 W8 N5 W12 N8 E12 N8 $
FGR=[YR=2025;ORIG=9,43] E11 S4 E10 S20 W19 W2 N17 N7 $
PTO=[YR=2025;ORIG=-9,-20] E12 S10 W12 N10 $
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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	
2	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2025	2024		100	2,688	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,538

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 08/12/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS