



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	11	CLAY TILE 100
Interior Floo	01	NONE 0
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
AOF	460	110	2024	506	78,228
BAS	2,141	100	2024	2,141	330,999
FOP	168	30	2024	50	7,730
FOP	192	30	2024	58	8,967
TOTALS	2,961			2,755	425,923

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,755	117.1200	154.60	425,923	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024											
Heated Area: 2601											
HX Base Yr											
292 HAWTHORN PARK CIR, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/01/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	516.00	SF	10.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	2024	2023		100	5,160	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PD - E	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					425,923				
TOTAL MARKET OB/XF VALUE					5,160				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					506,083				
SOH/AGL Deduction					0				
ASSESSED VALUE					506,083				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					506,083				
TOTAL JUST VALUE					506,083				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					543,992				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010921	NEW SFR	477,907	08/24/2023
230005714	CO ISSUED		

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=59,-2] W24 N8 W15 S57 E11 N4 E10 S7 E6 S8 E12 N60 \$									
FOP=[YR=2024;ORIG=35,-10] E24 S8 W24 N8 \$									
FOP=[YR=2024;ORIG=41,50] E6 S8 E12 S8 W12 N4 W6 N12 \$									
AOF=[YR=2024;ORIG=20,47] E11 N4 E10 S7 S12 S5 W21 N20 \$									