LOT 35
HAWTHORN PARK OR 2661/1308

NEAL ANGELA R/KELDER NANCY A
276 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2025

44-2N-27-1007-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

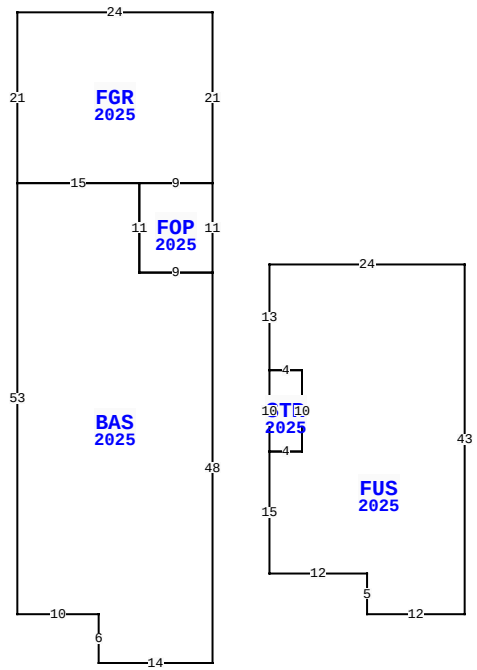
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,257	100	2025	1,257	175,854
FGR	504	55	2025	277	38,752
FOP	99	30	2025	30	4,197
FUS	932	100	2025	932	130,387
STR	40	10	2025	4	560
TOTALS	2,832			2,500	349,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	105.9840	139.90	349,750	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2189 HX Base Yr 2025



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2025 MLU
AG DATE	

276 HAWTHORN PARK CIR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,750
TOTAL MARKET OB/XF VALUE		8,330
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		418,080
SOH/AGL Deduction		0
ASSESSED VALUE		418,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		367,358
TOTAL JUST VALUE		418,080
NCON VALUE		358,080
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009757	PRIVATE PROVIDER	401,356	08/22/2024
B240000445	PRIVATE PROVIDER	401,356	01/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/546	8/23/2024	SW	Q	I	01	458,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: NEAL ANGELA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,9] E15 S11 E9 S48 W14 N6 W10 N53 $
FUS=[YR=2025;ORIG=75,19] W24 S13 E4 S10 W4 S15 E12 S5 E12 N43 $
FOP=[YR=2025;ORIG=35,9] E9 S11 W9 N11 $
FGR=[YR=2025;ORIG=20,-12] E24 S21 W9 W15 N21 $
STR=[YR=2025;ORIG=51,32] E4 S10 W4 N10 $
.

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	0811	CONCRETE B	0	100	0	0	625.00	SF	5.20	5.20	100	2025	2024		100	3,250	
2	0462	ST/AL FNC	0	100	0	0	448.00	SF	10.00	10.00	100	2025	2024		100	4,480	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,330

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	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/03/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS