LOT 37
HAWTHORN PARK OR 2661/1308

**MAINE KRISTINE LANDWER**
260 HAWTHORN PARK CIR
YULEE, FL 32097

**2025**

**44-2N-27-1007-0037-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

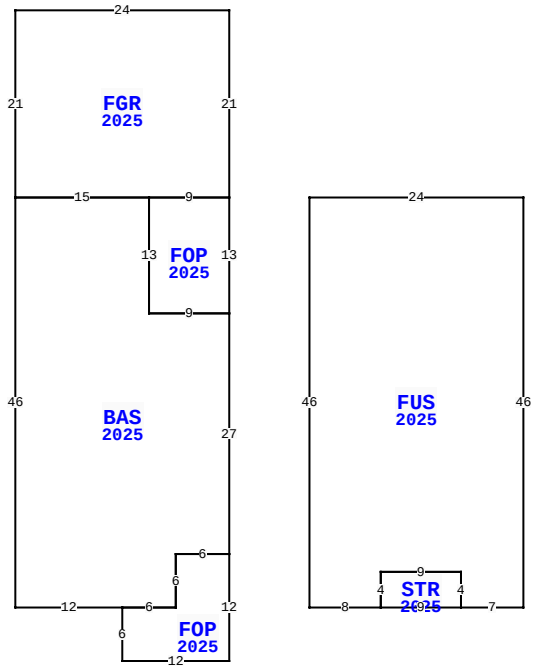
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 951 | 100 | 2025 | 951 | 138,275 |
| FGR | 504 | 55 | 2025 | 277 | 40,276 |
| FOP | 108 | 30 | 2025 | 32 | 4,653 |
| FOP | 117 | 30 | 2025 | 35 | 5,089 |
| FUS | 1,068 | 100 | 2025 | 1,068 | 155,287 |
| STR | 36 | 10 | 2025 | 4 | 582 |
| TOTALS | 2,784 | | | 2,367 | 344,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,367 | 110.1520 | 145.40 | 344,162 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 2019 HX Base Yr 2025




260 HAWTHORN PARK CIR, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 344,162 |
| TOTAL MARKET OB/XF VALUE | | 7,012 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 411,174 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 411,174 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 360,452 |
| TOTAL JUST VALUE | | 411,174 |
| NCON VALUE | | 351,174 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240007658 | PRIVATE PROVIDER | 376,534 | 06/27/2024 |
| 230011639 | NEW SFR | 376,534 | 09/13/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2725/470 | 7/12/2024 | SW | Q | I | 01 | 447,000 |

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MAINE KRISTINE LAND

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,11] E15 S13 E9 S27 W6 S6 W6 W12 N46 $
FUS=[YR=2025;ORIG=43,11] E24 S46 W7 N4 W9 S4 W8 N46 $
FOP=[YR=2025;ORIG=28,51] E6 S12 W12 N6 E6 N6 $
FGR=[YR=2025;ORIG=10,-10] E24 S21 W9 W15 N21 $
FOP=[YR=2025;ORIG=25,11] E9 S13 W9 N13 $
STR=[YR=2025;ORIG=51,53] E9 S4 W9 N4 $
.

## 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 | 550.00 | SF | 5.20 | 5.20 | 100 | 2025 | 2024 | | 100 | 2,860 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 36.00 | LF | 32.00 | 32.00 | 100 | 2025 | 2024 | | 100 | 1,152 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2025 | 2024 | | 100 | 300 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 2,400 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2025 | 2024 | | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,012

| 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 | 000100 | C | RES | 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 05/29/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS