LOT 40
HAWTHORN PARK OR 2661/1308

WALKER BRANDON GERARD/DREGGORS RACHEL ELIZABETH
236 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2025

44-2N-27-1007-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

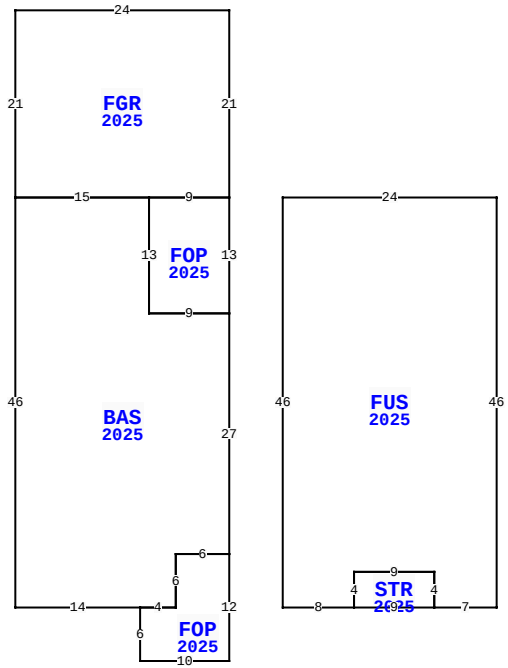
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	96	30	2025	29	4,217
FOP	117	30	2025	35	5,089
FUS	1,068	100	2025	1,068	155,287
STR	36	10	2025	4	582
TOTALS	2,772			2,364	343,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	110.1520	145.40	343,726	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2019 HX Base Yr



236 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	343,726
TOTAL MARKET OB/XF VALUE	7,038
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	410,764
SOH/AGL Deduction	0
ASSESSED VALUE	410,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,764
TOTAL JUST VALUE	410,764
NCON VALUE	350,764
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004676	PRIVATE PROVIDER	381,319	04/23/2024
230009868	NEW SFR	381,319	08/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1407	7/17/2024	SW	Q	I	01	419,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WALKER BRANDON GERA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=10,-10] E24 S21 W9 W15 N21 $
FOP=[YR=2025;ORIG=25,11] E9 S13 W9 N13 $
FOP=[YR=2025;ORIG=28,51] E6 S12 W10 N6 E4 N6 $
STR=[YR=2025;ORIG=48,53] E9 S4 W9 N4 $
BAS=[YR=2025;ORIG=10,11] E15 S13 E9 S27 W6 S6 W4 W14 N46 $
FUS=[YR=2025;ORIG=40,11] E24 S46 W7 N4 W9 S4 W8 N46 $
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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	0811	CONCRETE B	0	0	0	0	555.00	SF	5.20	5.20	100	2025	2024		100	2,886	
2	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2025	2024		100	1,152	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0462	ST/AL FNC	0	0	0	0	240.00	SF	10.00	10.00	100	2025	2024		100	2,400	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,038

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	0		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 05/21/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS