LOT 42
HAWTHORN PARK OR 2661/1308

CROUSE JACKSON ANDREW/TONEY SAVANNAH HOPE
220 HAWTHRON PARK CIR
YULEE, FL 32097

2025

44-2N-27-1007-0042-0000

BUILDING CHARACTERISTICS

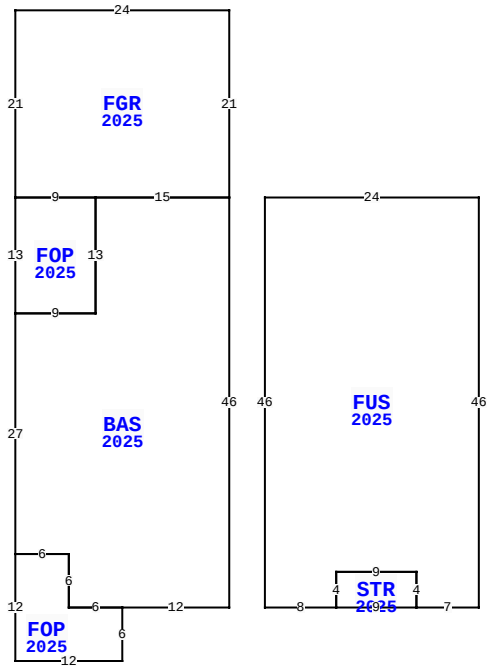
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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 – 0% - 2025 Heated Area: 2019 HX Base Yr



220 HAWTHORN PARK CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	344,162
TOTAL MARKET OB/XF VALUE	7,576
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	411,738
SOH/AGL Deduction	0
ASSESSED VALUE	411,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,738
TOTAL JUST VALUE	411,738
NCON VALUE	351,738
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006685	PRIVATE PROVIDER	376,855	06/05/2024
230011740	NEW SFR	376,855	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1234	6/06/2024	SW	Q	I	01	442,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: CROUSE JACKSON ANDR

BUILDING NOTES

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	480.00	SF	5.20	5.20	100	2025	2024		100	2,496	
2	0462	ST/AL FNC	0	0	0	0	448.00	SF	10.00	10.00	100	2025	2024		100	4,480	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=14,-7] W24 S21 E9 E15 N21 $
FOP=[YR=2025;ORIG=-1,14] W9 S13 E9 N13 $
FOP=[YR=2025;ORIG=-4,54] W6 S12 E12 N6 W6 N6 $
FUS=[YR=2025;ORIG=18,14] E24 S46 W7 N4 W9 S4 W8 N46 $
STR=[YR=2025;ORIG=26,56] E9 S4 W9 N4 $
BAS=[YR=2025;ORIG=14,14] W15 S13 W9 S27 E6 S6 E6 E12 N46 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,576

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 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