LOT 62
HAWTHORN PARK OR 2661/1308

SIMMONS PATRICK R & KAYLA HOPE
238 PLUM ORCHARD LN
YULEE, FL 32097

2025

44-2N-27-1007-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

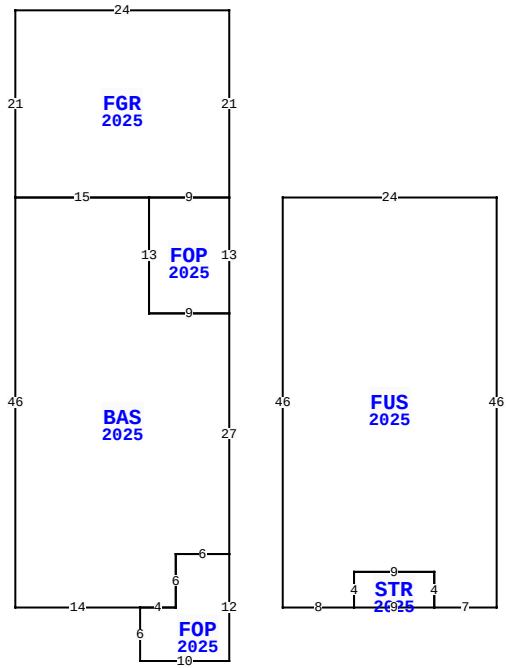
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame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



238 PLUM ORCHARD LN, 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		2,964
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		406,690
SOH/AGL Deduction		0
ASSESSED VALUE		406,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,968
TOTAL JUST VALUE		406,690
NCON VALUE		346,690
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006604	PRIVATE PROVIDER	376,470	06/04/2024
230013737	NEW SFR	376,470	10/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1750	6/05/2024	SW	Q	I	02	450,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: SIMMONS PATRICK R &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=0,-10] E24 S21 W9 W15 N21 $
FOP=[YR=2025;ORIG=15,11] E9 S13 W9 N13 $
FOP=[YR=2025;ORIG=18,51] E6 S12 W10 N6 E4 N6 $
STR=[YR=2025;ORIG=38,53] E9 S4 W9 N4 $
BAS=[YR=2025;ORIG=0,11] E15 S13 E9 S27 W6 S6 W4 W14 N46 $
FUS=[YR=2025;ORIG=30,11] 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	100	0	0	570.00	SF	5.20	5.20	100	2025	2024		100	2,964	

LAND DESCRIPTION

TOTAL OB/XF 2,964

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