LOT 65
HAWTHORN PARK OR 2661/1308

PODVIA DAVID
262 PLUM ORCHARD LN
YULEE, FL 32097

2025

44-2N-27-1007-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

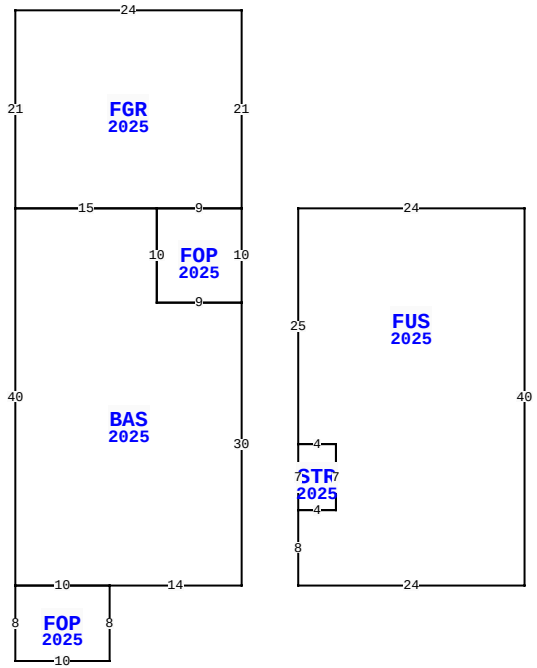
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	870	100	2025	870	125,376
FGR	504	55	2025	277	39,918
FOP	80	30	2025	24	3,459
FOP	90	30	2025	27	3,891
FUS	932	100	2025	932	134,311
STR	28	10	2025	3	432
TOTALS	2,504			2,133	307,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	109.1720	144.11	307,387	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1802 HX Base Yr 2025



262 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		307,387
TOTAL MARKET OB/XF VALUE		3,094
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		370,481
SOH/AGL Deduction		0
ASSESSED VALUE		370,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,759
TOTAL JUST VALUE		370,481
NCON VALUE		310,481
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007911	PRIVATE PROVIDER	338,942	07/03/2024
B230014509		338,942	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/838	9/24/2024	SW	Q	I	02	390,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: PODVIA DAVID

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=-20,-10] E24 S21 W9 W15 N21 $
FOP=[YR=2025;ORIG=-5,11] E9 S10 W9 N10 $
FOP=[YR=2025;ORIG=-20,51] E10 S8 W10 N8 $
FUS=[YR=2025;ORIG=10,11] E24 S40 W24 N8 E4 N7 W4 N25 $
BAS=[YR=2025;ORIG=-20,11] E15 S10 E9 S30 W14 W10 N40 $
STR=[YR=2025;ORIG=10,36] E4 S7 W4 N7 $
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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	595.00	SF	5.20	5.20	100	2025	2024		100	3,094	

LAND DESCRIPTION

TOTAL OB/XF 3,094

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