LOT 74
HAWTHORN PARK OR 2661/1308

BROWN JOANNA ALVAREZ & JUSTIN
219 PLUM ORCHARD LN
YULEE, FL 32097

2025

44-2N-27-1007-0074-0000

BUILDING CHARACTERISTICS

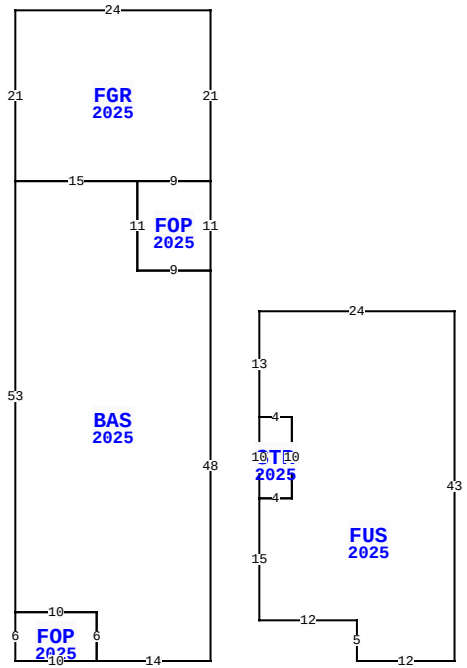
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,257	100	2025	1,257	175,854
FGR	504	55	2025	277	38,752
FOP	60	30	2025	18	2,518
FOP	99	30	2025	30	4,197
FUS	932	100	2025	932	130,387
STR	40	10	2025	4	560
TOTALS	2,892			2,518	352,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,518	105.9840	139.90	352,268	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2189 HX Base Yr 2025



219 PLUM ORCHARD LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,268
TOTAL MARKET OB/XF VALUE		2,938
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		415,206
SOH/AGL Deduction		0
ASSESSED VALUE		415,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,484
TOTAL JUST VALUE		415,206
NCON VALUE		355,206
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013033	PRIVATE PROVIDER	401,356	11/19/2024
B240000866	PRIVATE PROVIDER	401,356	01/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/1894	12/16/2024	SW	Q	I	01	429,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BROWN JOANNA ALVARE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=20,-10] E24 S21 W9 W15 N21 $
STR=[YR=2025;ORIG=50,40] E4 S10 W4 N10 $
FOP=[YR=2025;ORIG=20,64] E10 S6 W10 N6 $
BAS=[YR=2025;ORIG=20,11] E15 S11 E9 S48 W14 N6 W10 N53 $
FUS=[YR=2025;ORIG=50,27] E24 S43 W12 N5 W12 N15 E4 N10 W4 N13 $
FOP=[YR=2025;ORIG=35,11] E9 S11 W9 N11 $
.

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	565.00	SF	5.20	5.20	100	2025	2024		100	2,938	

LAND DESCRIPTION

TOTAL OB/XF 2,938

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 08/15/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS