IN OR 2043/33
R360070 & R360071

HAMLETT CALVIN JAMES & ASHLYN HEARN
57003 HAWKS NEST LANE
YULEE, FL 32097

2025

44-3N-26-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

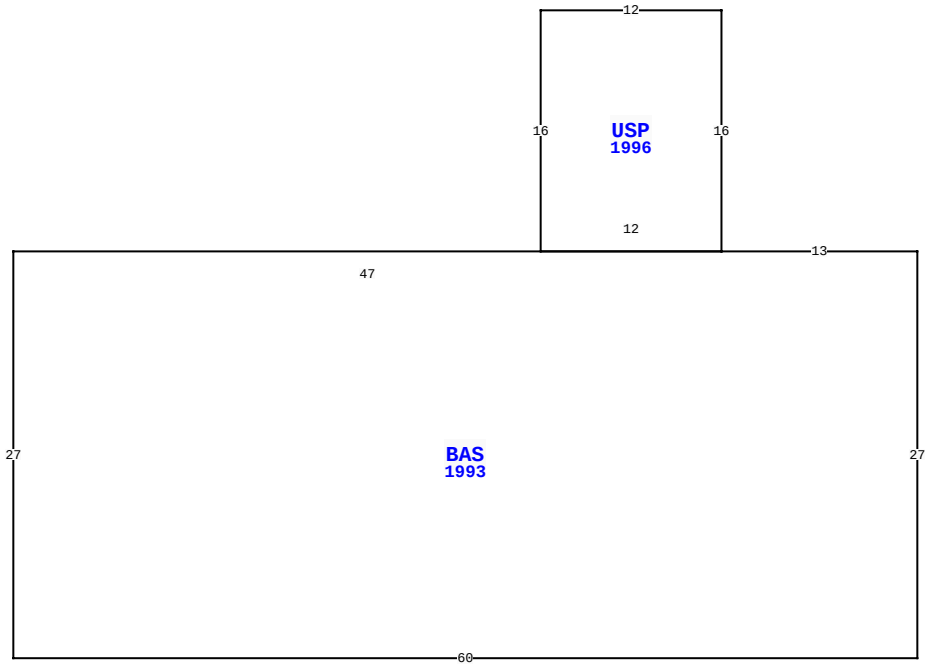
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	124,515
USP	192	50	1996	96	7,379
TOTALS	1,812			1,716	131,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,716	154.9600	123.97	212,733	1989	2009	0	0	0	38.00	62.00

1 M/H 93- – 100% - 2017 Heated Area: 1620 HX Base Yr 2017



57003 HAWKS NEST LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,264
TOTAL MARKET OB/XF VALUE		4,102
TOTAL LAND VALUE - MARKET		173,135
TOTAL MARKET VALUE		331,501
SOH/AGL Deduction		170,742
ASSESSED VALUE		160,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,037
TOTAL JUST VALUE		331,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
951143	ADDITION	3,461	02/05/1996
7731	MH MOVE-ON	40,000	03/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0033	4/28/2016	WD	Q	I	01	200,000
GRANTOR: HUBER MICHAEL K & KAT						
GRANTEE: HAMLETT CALVIN JAME						
1339/1068	8/05/2005	WD	Q	I		249,000
GRANTOR: DOMINIAK MICHAEL L						
GRANTEE: HUBER MICHAEL K & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=1996] N16 W12 S16 E12$ W47 S27 E60 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1989	1989	3	20	64	
3	1242	WD DECK A	0	100	16	20	320.00	SF	10.00	10.00	100	1989	1989	3	20	640	
4	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1989	1989	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 4,102

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		OR	0.00	0.00	11.17	AC		1.00	1.00	1.00	15,500.00	15,500.00	173,135							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 11.17 Total Land Value: 173,135 Market: 0 Agricultural: 0 Common: 173,135 PRINTED 07/30/2025 BY SYS

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2025

44-3N-26-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

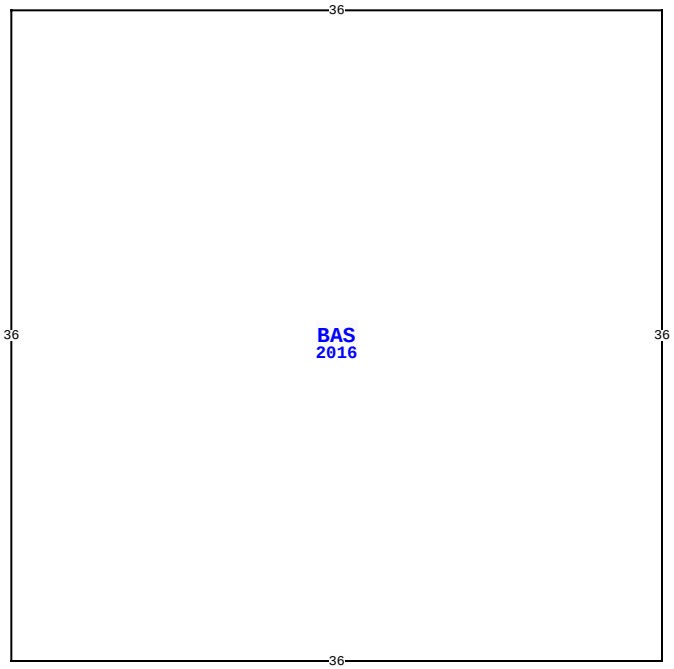
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2016	1,296	22,370
TOTALS	1,296			1,296	22,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	59.8000	22.13	28,680	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2017 Heated Area: 1296 HX Base Yr 2017



57003 HAWKS NEST LN, YULEE

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NASSAU COUNTY PROPERTY

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GRANTEE: HAMLETT CALVIN JAME						
1339/1068	8/05/2005	WD	Q	I		249,000
GRANTOR: DOMINIAK MICHAEL L						
GRANTEE: HUBER MICHAEL K & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W36 S36 E36 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 11.17 Total Land Value: 173,135 Market: 0 Agricultural: 0 Common: 173,135 PRINTED 07/30/2025 BY SYS