LOT 23
REPLAT OF GLEN LAUREL PB 6/128

BELL CARLTON T & TERRI G
96023 HAWTHORNE CT
YULEE, FL 32097

2025

44-3N-28-528G-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

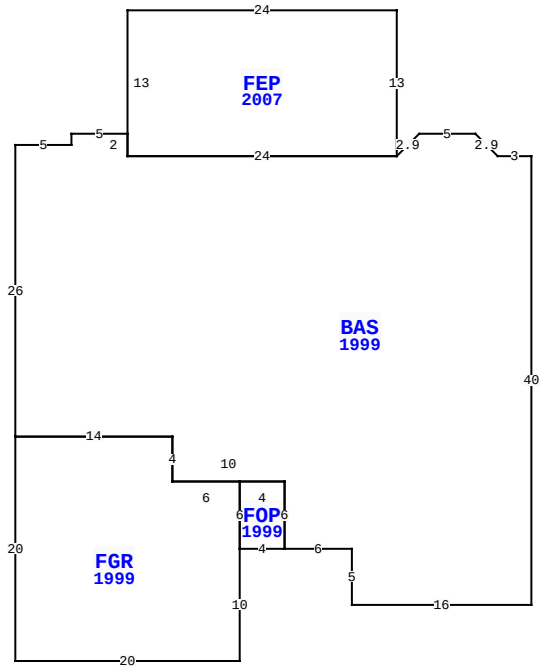
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4065.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1999	1,519	181,491
FEP	312	80	2007	250	29,870
FGR	376	55	1999	207	24,732
FOP	24	30	1999	7	836
TOTALS	2,231			1,983	236,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,983	103.1548	136.16	270,005	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2025 Heated Area: 1519 HX Base Yr 2025



96023 HAWTHORNE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,152
TOTAL MARKET OB/XF VALUE		25,807
TOTAL LAND VALUE - MARKET		139,400
TOTAL MARKET VALUE		422,359
SOH/AGL Deduction		0
ASSESSED VALUE		422,359
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		366,637
TOTAL JUST VALUE		422,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017178	GARAGE	43,075	12/10/2021
B17153	SUN RM	29,714	12/01/2006
9905936	NEW CONSTR	72,344	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1799	6/03/2024	WD	Q	I	02	495,000
GRANTOR: HASSEN ROBERT P & LAN						
GRANTEE: BELL CARLTON T & TE						
2683/115	12/06/2023	LE	U	I	11	100
GRANTOR: HASSEN ROBERT P						
GRANTEE: HASSEN ROBERT P & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 L2 U2 W5 D2 L2 FEP=[YR=2007] N13 W24 S13 E24$ W24 N2 W5 S1 W5 S26 FGR=[YR=1999] S20 E20 N10 FOP=[YR=1999] E4 N6 W4 S6$ N6 W6 N4 W14$ E14 S4 E10 S6 E6 S5 E16 N40$.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	80	16	1,280.00	SF	6.50	6.50	100	1999	1999	3	75	6,240	
3	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	1999	1999	3	75	419	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
5	0845	KOOL DECK	0	100	0	0	724.00	SF	7.25	7.25	100	2001	2001	3	79	4,147	
6	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2001	2001	3	20	3,724	
7	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2001	2001	3	25	6,885	
8	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2015	2015	3	87	835	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 25,807

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		RSF-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	85,000.00	85,000.00	139,400							

REVIEW DATE 06/23/2022 BY KW Total Acres: 1.64 Total Land Value: 139,400 Market: 0 Agricultural: 0 Common: 139,400 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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

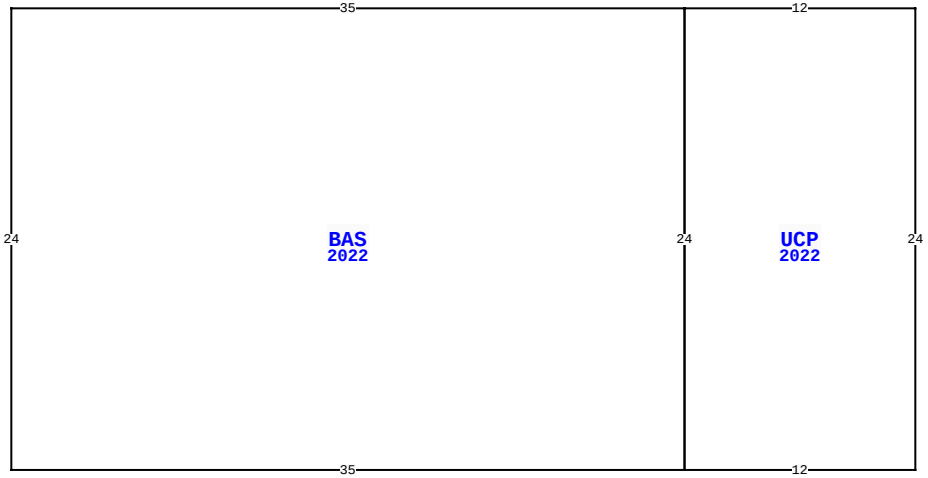
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4065.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2022	840	18,917
UCP	288	20	2022	58	1,306
TOTALS	1,128			898	20,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	898	62.1000	22.98	20,636	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 840 HX Base Yr 2025



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GRANTOR: HASSEN ROBERT P						
GRANTEE: HASSEN ROBERT P & L						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W35 S24 E35 N24$ S24 E12 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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