

FLANAGAN JAMES M & MARYSIA G
96001 HAWTHORNE CT
YULEE, FL 32097

44-3N-28-528G-0024-0000

[illegible]

LOT 24
IN OR 1916/1793
REPLAT OF GLEN LAUREL PB 6/128

FLANAGAN JAMES M & MARYSIA G
96001 HAWTHORNE CT
YULEE, FL 32097

2025

44-3N-28-528G-0024-0000



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	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 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	768	100	2016	768	26,454
FOP	24	30	2016	7	241
TOTALS	792			775	26,695

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	775	101.2000	37.44	29,016	2016	2016	0	0	8.00	92.00
2 GARAGE RES - 100% - 2016 Heated Area: 768 HX Base Yr 2016											
FOF⁶ 2016 BAS 2016 24 15 32 32 4 4 6 9											
96001 HAWTHORNE CT, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/02/2025 MLU											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								433,597				
TOTAL MARKET OB/XF VALUE								57,739				
TOTAL LAND VALUE - MARKET								173,400				
TOTAL MARKET VALUE								664,736				
SOH/AGL Deduction								325,007				
ASSESSED VALUE								339,729				
TOTAL EXEMPTION VALUE								HX HB		50,722		
BASE TAXABLE VALUE								289,007				
TOTAL JUST VALUE								664,736				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								635,414				
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
1916/1793		3/18/2014		SW	Q	I	02	258,000				
GRANTOR: DLG MORTGAGE CAPITAL												
GRANTEE: FLANAGAN JAMES M &												
1877/1810		9/09/2013		CT	U	I	18	100				
GRANTOR: CLERK OF COURT												
GRANTEE: DLG MORTGAGE CAPITA												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2016] W32 S9 F0P=[YR=2016] W4 S6 E4 N6\$ S15 E32 N24\$.												