LOT 2
HAWTHORN PARK OR 2661/1308

**MITCHELL JUSTIN ZACHARY/ARWOOD AMELIA JEWEL**
632 HAWTHORN PARK CIR
YULEE, FL 32097

**2026**

**44-2N-27-1007-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

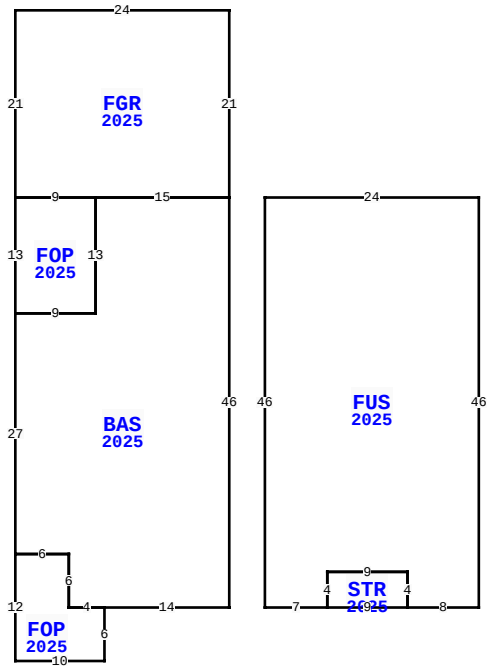
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 951 | 100 | 2025 | 951 | 120,996 |
| FGR | 504 | 55 | 2025 | 277 | 35,243 |
| FOP | 96 | 30 | 2025 | 29 | 3,690 |
| FOP | 117 | 30 | 2025 | 35 | 4,453 |
| FUS | 1,068 | 100 | 2025 | 1,068 | 135,882 |
| STR | 36 | 10 | 2025 | 4 | 509 |
| TOTALS | 2,772 | | | 2,364 | 300,772 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,364 | 121.1672 | 127.23 | 300,772 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 2019 HX Base Yr 2026




632 HAWTHORN PARK CIR, 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 | | 300,772 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 360,772 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 360,772 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 309,361 |
| TOTAL JUST VALUE | | 360,772 |
| NCON VALUE | | 300,772 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250001558 | PRIVATE PROVIDER | 376,470 | 02/13/2025 |
| B240002376 | PRIVATE PROVIDER | 376,470 | 02/28/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2785/1760 | 5/02/2025 | SW | Q | I | 01 | 416,700 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MITCHELL JUSTIN ZAC

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=52,11] W24 S46 E7 N4 E9 S4 E8 N46 $
BAS=[YR=2025;ORIG=24,11] W15 S13 W9 S27 E6 S6 E4 E14 N46 $
FGR=[YR=2025;ORIG=24,-10] W24 S21 E9 E15 N21 $
FOP=[YR=2025;ORIG=9,11] W9 S13 E9 N13 $
FOP=[YR=2025;ORIG=6,51] W6 S12 E10 N6 W4 N6 $
STR=[YR=2025;ORIG=44,53] W9 S4 E9 N4 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS