LOT 8
HAWTHORN PARK OR 2661/1308

AMMAR SARAH MARIE/MAHANEY MICHAEL JOHN
584 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

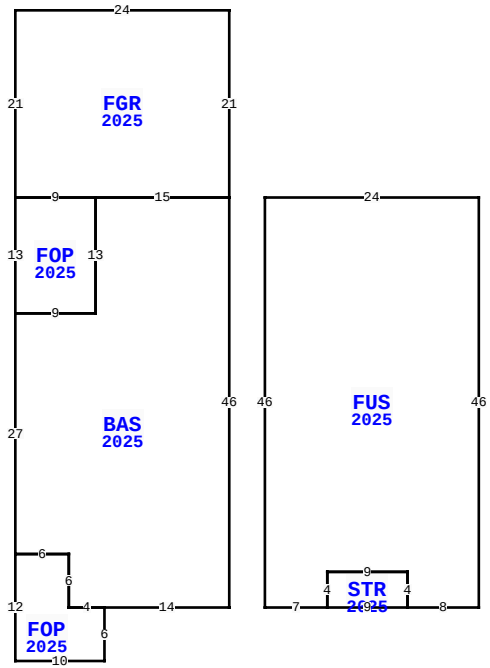
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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



584 HAWTHORN PARK CIR, YULEE

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

NASSAU COUNTY PROPERTY — 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
CO250002138	PRIVATE PROVIDER	380,335	02/28/2025
B240009985	PRIVATE PROVIDER	380,335	08/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2772/529	3/03/2025	SW	Q	I	01	440,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: AMMAR SARAH MARIE

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=72,11] W24 S46 E7 N4 E9 S4 E8 N46 $
BAS=[YR=2025;ORIG=44,11] W15 S13 W9 S27 E6 S6 E4 E14 N46 $
FGR=[YR=2025;ORIG=44,-10] W24 S21 E9 E15 N21 $
FOP=[YR=2025;ORIG=29,11] W9 S13 E9 N13 $
FOP=[YR=2025;ORIG=26,51] W6 S12 E10 N6 W4 N6 $
STR=[YR=2025;ORIG=64,57] W9 N4 E9 S4 $
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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