LOT 11
HAWTHORN PARK OR 2661/1308

DUBOIS TRISTAN AVERY/FEHRINGER CAITLIN ELIZABETH
514 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0011-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

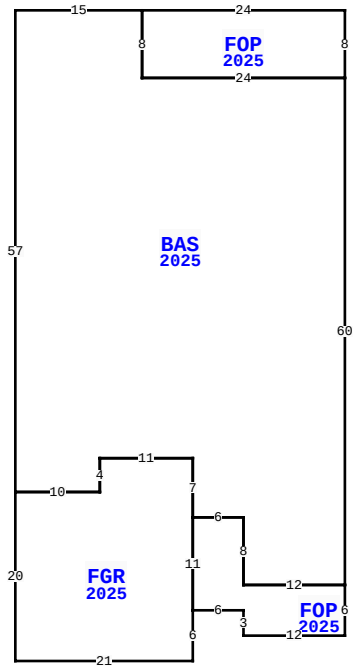
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4097.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2025	2,137	285,909
FGR	464	55	2025	255	34,116
FOP	138	30	2025	41	5,485
FOP	192	30	2025	58	7,760
TOTALS	2,931			2,491	333,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,491	96.2496	133.79	333,271	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2137 HX Base Yr 2025



514 HAWTHORN PARK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,271
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		408,271
SOH/AGL Deduction		0
ASSESSED VALUE		408,271
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		351,860
TOTAL JUST VALUE		408,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006845	PRIVATE PROVIDER	395,643	06/10/2024
B230015258		394,841	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/894	6/11/2024	SW	Q	I	01	507,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DUBOIS TRISTAN AVER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=39,58] W12 N8 W6 N7 W11 S4 W10 N57 E15 S8 E24 S60 $
FGR=[YR=2025;ORIG=0,47] E10 N4 E11 S7 S11 S6 W21 N20 $
FOP=[YR=2025;ORIG=15,-10] E24 S8 W24 N8 $
FOP=[YR=2025;ORIG=21,50] E6 S8 E12 S6 W12 N3 W6 N11 $
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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	75,000.00	75,000.00	75,000							

REVIEW DATE 05/29/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS