LOT 12
HAWTHORN PARK OR 2661/1308

SOTOMAYOR KARINA/ROCHA SANTIAGO A PINZON
506 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

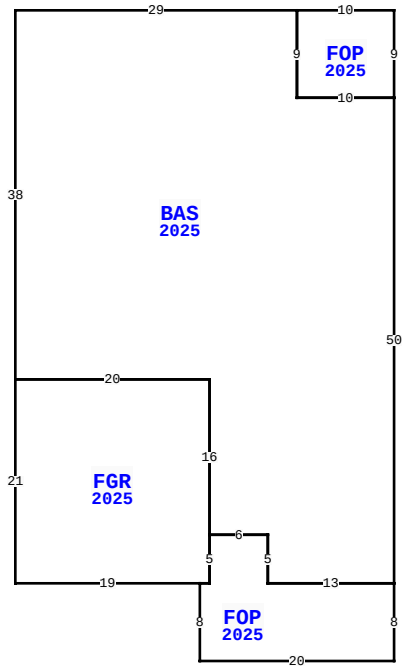
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,761	100	2025	1,761	238,351
FGR	420	55	2025	231	31,266
FOP	90	30	2025	27	3,654
FOP	190	30	2025	57	7,715
TOTALS	2,461			2,076	280,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	97.3728	135.35	280,987	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1761 HX Base Yr 2025



506 HAWTHORN PARK CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,987
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,987
SOH/AGL Deduction		149,634
ASSESSED VALUE		206,353
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,942
TOTAL JUST VALUE		355,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004764	PRIVATE PROVIDER	329,498	04/24/2024
230013710	NEW SFR	329,498	10/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/1155	4/25/2024	SW	Q	I	02	455,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: SOTOMAYOR KARINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=69,-1] W10 N9 W29 S38 E20 S16 E6 S5 E13 N50 $
FOP=[YR=2025;ORIG=59,-10] E10 S9 W10 N9 $
FGR=[YR=2025;ORIG=30,28] E20 S16 S5 W1 W19 N21 $
FOP=[YR=2025;ORIG=50,44] E6 S5 E13 S8 W20 N8 E1 N5 $
.

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 05/21/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS