LOT 15
HAWTHORN PARK OR 2661/1308

SENGER LAILA ZHOURI & DUSTIN WARREN
482 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2026

44-2N-27-1007-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

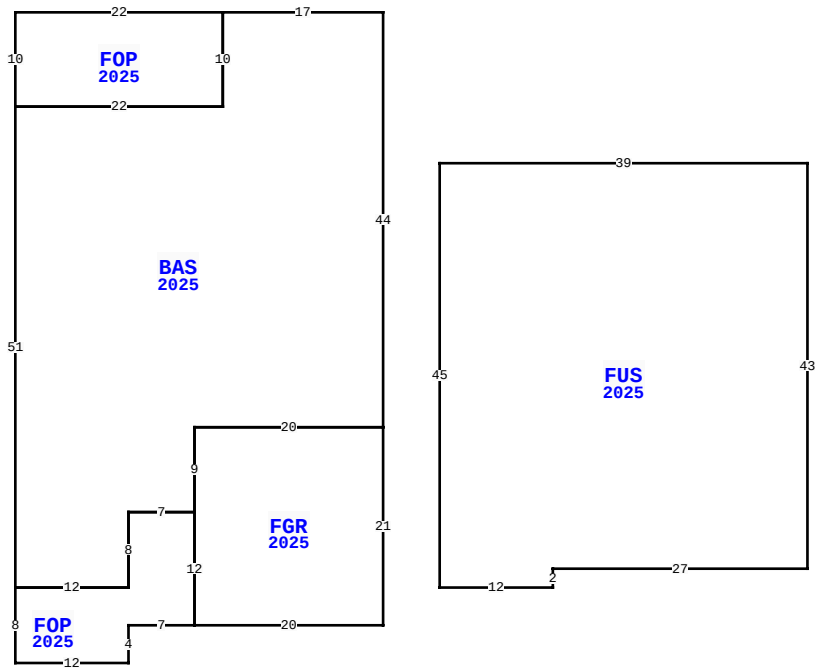
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,763	100	2025	1,763	217,149
FGR	420	55	2025	231	28,452
FOP	180	30	2025	54	6,651
FOP	220	30	2025	66	8,129
FUS	1,701	100	2025	1,701	209,512
TOTALS	4,284			3,815	469,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,815	88.6140	123.17	469,894	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 3464 HX Base Yr 2025



482 HAWTHORN PARK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		544,894
SOH/AGL Deduction		0
ASSESSED VALUE		544,894
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		488,483
TOTAL JUST VALUE		544,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012909	PRIVATE PROVIDER	613,075	11/15/2024
B240004904	PRIVATE PROVIDER	613,075	04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2752/1685	11/21/2024	SW	Q	I	02	585,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: SENGER LAILA ZHOURI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=39,0] W17 S10 W22 S51 E12 N8 E7 N9 E20 N44 $
FOP=[YR=2025;ORIG=22,10] W22 N10 E22 S10 $
FOP=[YR=2025;ORIG=19,53] W7 S8 W12 S8 E12 N4 E7 N12 $
FGR=[YR=2025;ORIG=39,44] W20 S9 S12 E20 N21 $
FUS=[YR=2025;ORIG=84,16] W39 S45 E12 N2 E27 N43 $
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EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	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 04/19/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS