LOT 16
HAWTHORN PARK OR 2661/1308

CAMPBELL WILLIAM NEAL IV & TARA L
474 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

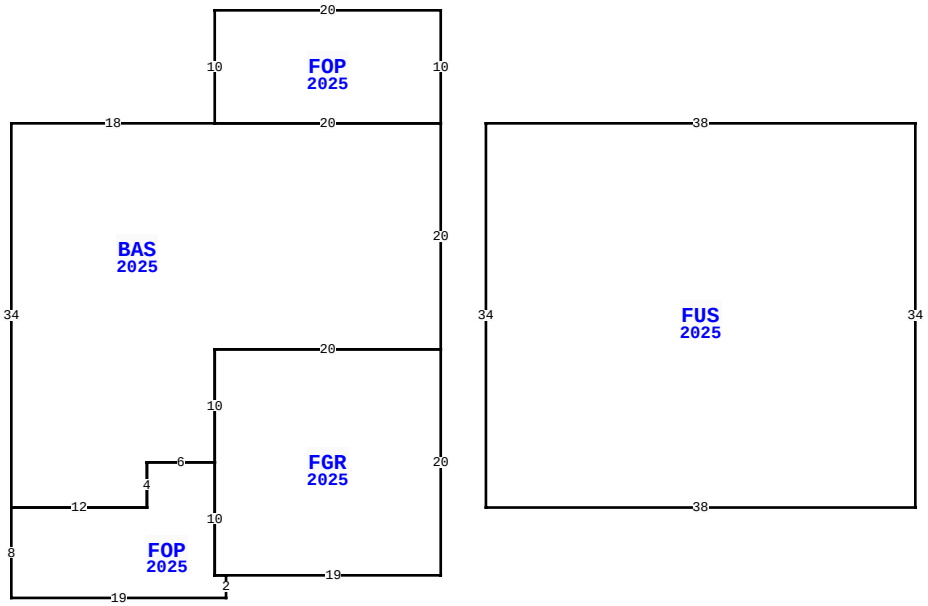
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	988	100	2025	988	133,370
FGR	400	55	2025	220	29,698
FOP	170	30	2025	51	6,884
FOP	200	30	2025	60	8,099
FUS	1,292	100	2025	1,292	174,407
TOTALS	3,050			2,611	352,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,611	97.1136	134.99	352,459	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2280 HX Base Yr 2025



474 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		352,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		427,459
SOH/AGL Deduction		59,343
ASSESSED VALUE		368,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,705
TOTAL JUST VALUE		427,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013043	PRIVATE PROVIDER	412,403	11/20/2024
B240004223	PRIVATE PROVIDER	412,403	04/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/339	11/22/2024	SW	Q	I	01	499,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: CAMPBELL WILLIAM NE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E18 E20 S20 W20 S10 W6 S4 W12 N34 $
FGR=[YR=2025;ORIG=28,30] E20 S20 W19 W1 N10 N10 $
FOP=[YR=2025;ORIG=28,10] N10 E20 S10 W20 $
FOP=[YR=2025;ORIG=10,52] N8 E12 N4 E6 S10 E1 S2 W19 $
FUS=[YR=2025;ORIG=52,10] E38 S34 W38 N34 $
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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 11/26/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS