LOT 18
HAWTHORN PARK OR 2661/1308

THOMAS THOMAS IV/BEEBE CLARE
458 HAWTHORN PARK CIRCLE
YULEE, FL 32097

2026

44-2N-27-1007-0018-0000

BUILDING CHARACTERISTICS

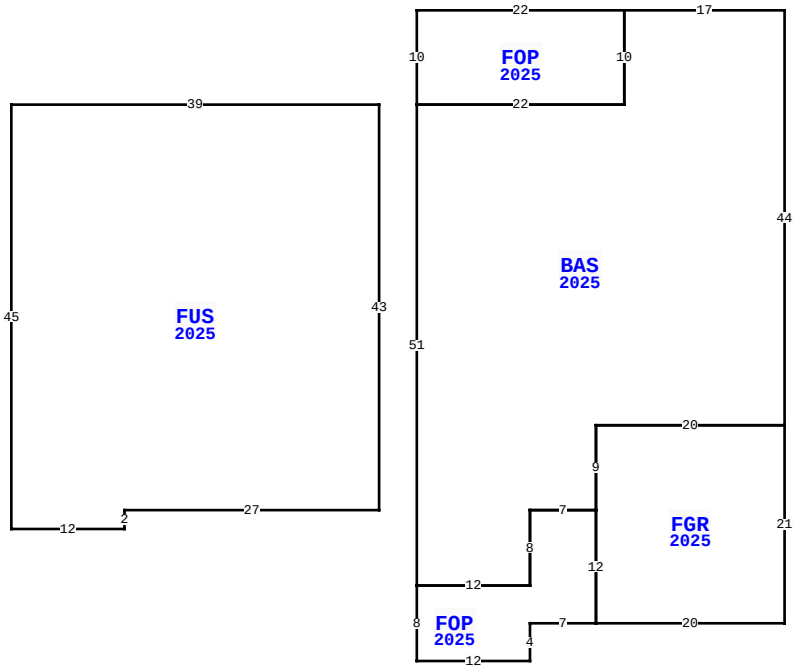
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	221,133
FGR	420	55	2025	231	28,974
FOP	180	30	2025	54	6,773
FOP	220	30	2025	66	8,278
FUS	1,701	100	2025	1,701	213,356
TOTALS	4,284			3,815	478,515

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	90.2340	125.43	478,515	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3464 HX Base Yr 2026



458 HAWTHORN PARK CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		478,515
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		553,515
SOH/AGL Deduction		0
ASSESSED VALUE		553,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		502,104
TOTAL JUST VALUE		553,515
NCON VALUE		478,515
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000613	PRIVATE PROVIDER	613,075	01/16/2025
B240005299	PRIVATE PROVIDER	613,075	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/1253	1/28/2025	SW	Q	I	01	596,900

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: THOMAS THOMAS IV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,10] E22 N10 E17 S44 W20 S9 W7 S8 W12 N51 $
FGR=[YR=2025;ORIG=99,44] W20 S9 S12 E20 N21 $
FOP=[YR=2025;ORIG=82,0] W22 S10 E22 N10 $
FOP=[YR=2025;ORIG=79,53] W7 S8 W12 S8 E12 N4 E7 N12 $
FUS=[YR=2025;ORIG=56,10] W39 S45 E12 N2 E27 N43 $
.

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	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 02/28/2025 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS