LOT 23
HAWTHORN PARK OR 2661/1308

JONES CALEB LUKAS & IDALIA LEYVA
418 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0023-0000

BUILDING CHARACTERISTICS

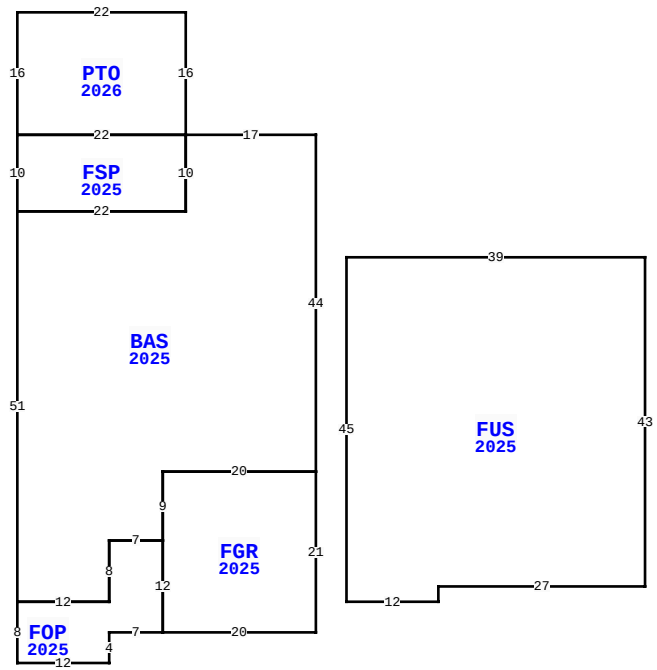
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,763	100	2025	1,763	221,133
FGR	420	55	2025	231	28,974
FOP	180	30	2025	54	6,773
FSP	220	40	2025	88	11,038
FUS	1,701	100	2025	1,701	213,356
PTO	352	5	2026	18	2,258
TOTALS	4,636			3,855	483,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,855	90.2340	125.43	483,533	2024	2024	0	0	0	0.00	100.00

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



418 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		483,533
TOTAL MARKET OB/XF VALUE		6,336
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		564,869
SOH/AGL Deduction		0
ASSESSED VALUE		564,869
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		513,458
TOTAL JUST VALUE		564,869
NCON VALUE		8,593
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002241	INSTALLING A 22'3	11,000	03/04/2025
CO240013978	PRIVATE PROVIDER	613,075	12/18/2024
B240006157	PRIVATE PROVIDER	613,075	05/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/522	12/19/2024	SW	Q	I	01	612,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: JONES CALEB LUKAS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,0] W17 S10 W22 S51 E12 N8 E7 N9 E20 N44 $
FUS=[YR=2025;ORIG=92,16] W39 S45 E12 N2 E27 N43 $
FGR=[YR=2025;ORIG=49,44] W20 S9 S12 E20 N21 $
FSP=[YR=2025;ORIG=32,0] W22 S10 E22 N10 $
FOP=[YR=2025;ORIG=29,53] W7 S8 W12 S8 E12 N4 E7 N12 $
PTO=[YR=2026;ORIG=10,0] E22 N16 W22 S16 $
.

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
2	0911	SCRN RM A	0	100	16	22	352.00	SF	18.00	18.00	100	2026	2025		100	6,336	

LAND DESCRIPTION

TOTAL OB/XF 6,336

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