LOT 26
HAWTHORN PARK OR 2661/1308

DRABICK ZACHARY & ASHLEY
394 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

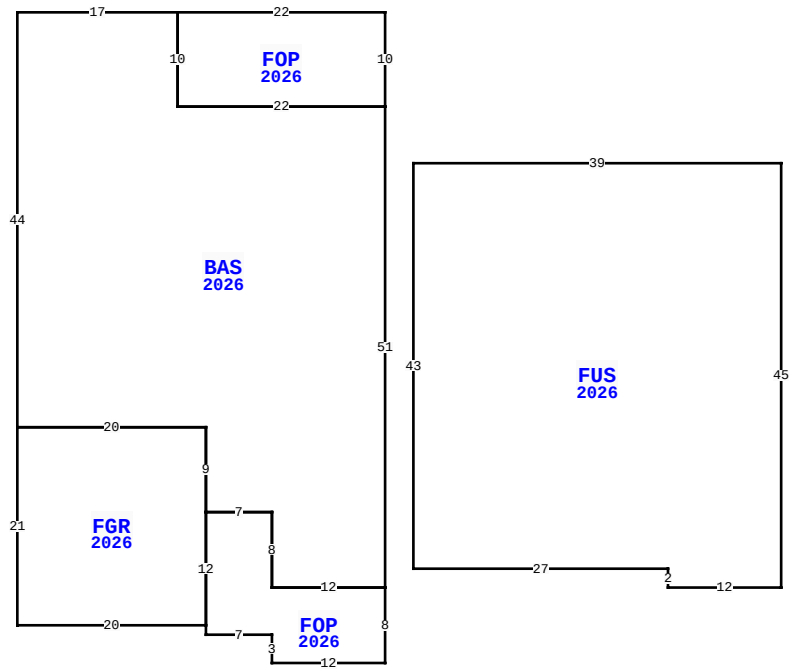
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	2026	1,763	221,133
FGR	420	55	2026	231	28,974
FOP	187	30	2026	56	7,024
FOP	220	30	2026	66	8,278
FUS	1,701	100	2026	1,701	213,356
TOTALS	4,291			3,817	478,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,817	90.2340	125.43	478,766	2025	2025	0	0	0	0.00	100.00

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



394 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		478,766
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		553,766
SOH/AGL Deduction		121,378
ASSESSED VALUE		432,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		380,977
TOTAL JUST VALUE		553,766
NCON VALUE		478,766
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000402	NEW SFR PRIVATE P	613,300	01/10/2025
B240007838		613,300	07/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/189	1/14/2025	SW	Q	I	01	683,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DRABICK ZACHARY & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=76,5] W22 N10 W17 S44 E20 S9 E7 S8 E12 N51 $
FOP=[YR=2026;ORIG=54,-5] E22 S10 W22 N10 $
FGR=[YR=2026;ORIG=37,39] E20 S9 S12 W20 N21 $
FOP=[YR=2026;ORIG=64,56] E12 S8 W12 N3 W7 N1 N12 E7 S8 $
FUS=[YR=2026;ORIG=79,11] E39 S45 W12 N2 W27 N43 $
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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