LOT 28
HAWTHORN PARK OR 2661/1308

GADDIS TIMOTHY ALLEN JR & MEGAN BLAIR
378 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0028-0000

BUILDING CHARACTERISTICS

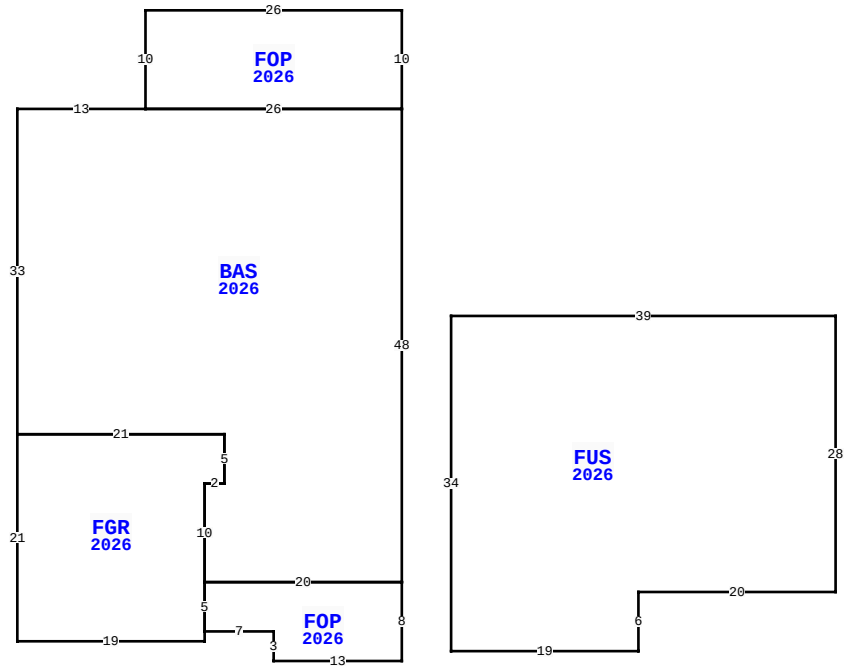
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,577	100	2026	1,577	204,001
FGR	409	55	2026	225	29,106
FOP	139	30	2026	42	5,433
FOP	260	30	2026	78	10,090
FUS	1,206	100	2026	1,206	156,008
TOTALS	3,591			3,128	404,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	93.0672	129.36	404,638	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2783 HX Base Yr 2026



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

378 HAWTHORN PARK CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,638
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		479,638
SOH/AGL Deduction		0
ASSESSED VALUE		479,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		428,227
TOTAL JUST VALUE		479,638
NCON VALUE		404,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000691	NSFR PRIVATE PROV	499,183	01/21/2025
B240008457		499,183	07/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/1050	1/29/2025	SW	Q	I	01	597,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GADDIS TIMOTHY ALLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=29,0] W26 W13 S33 E21 S5 W2 S10 E20 N48 $
FGR=[YR=2026;ORIG=-10,33] E21 S5 W2 S10 S5 S1 W19 N21 $
FOP=[YR=2026;ORIG=9,48] E20 S8 W13 N3 W7 N5 $
FOP=[YR=2026;ORIG=3,-10] E26 S10 W26 N10 $
FUS=[YR=2026;ORIG=34,21] E39 S28 W20 S6 W19 N34 $
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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