LOT 32
HAWTHORN PARK OR 2661/1308

DUNHAM DEREK ROBERT & NAOMI BIANCO
314 HAWTHORN PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

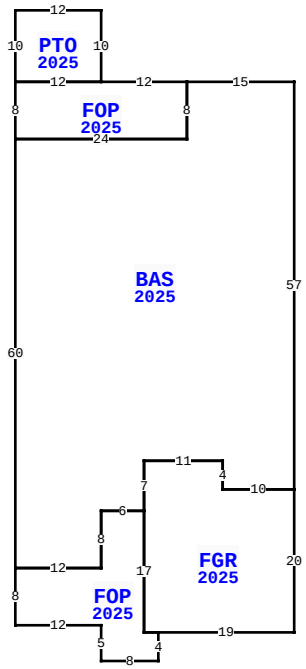
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,137	100	2025	2,137	285,909
FGR	464	55	2025	255	34,116
FOP	192	30	2025	58	7,760
FOP	230	30	2025	69	9,232
PTO	120	5	2025	6	803
TOTALS	3,143			2,525	337,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,525	96.2496	133.79	337,820	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2137 HX Base Yr 2025



314 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		337,820
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,820
SOH/AGL Deduction		0
ASSESSED VALUE		412,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,409
TOTAL JUST VALUE		412,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008448	PRIVATE PROVIDER	397,858	07/18/2024
B240000679	PRIVATE PROVIDER	397,858	01/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1337	7/19/2024	SW	Q	I	01	563,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DUNHAM DEREK ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,-10] W15 S8 W24 S60 E12 N8 E6 N7 E11 S4 E10 N57 $
FOP=[YR=2025;ORIG=-9,-10] E12 E12 S8 W24 N8 $
FOP=[YR=2025;ORIG=3,50] E6 S17 E2 S4 W8 N5 W12 N8 E12 N8 $
FGR=[YR=2025;ORIG=9,43] E11 S4 E10 S20 W19 W2 N17 N7 $
PTO=[YR=2025;ORIG=-9,-20] E12 S10 W12 N10 $
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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 08/12/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS