LOT 41
HAWTHORN PARK OR 2661/1308

ANDRADE FREDDY
228 HAWTHRON PARK CIR
YULEE, FL 32097

2026

44-2N-27-1007-0041-0000

BUILDING CHARACTERISTICS

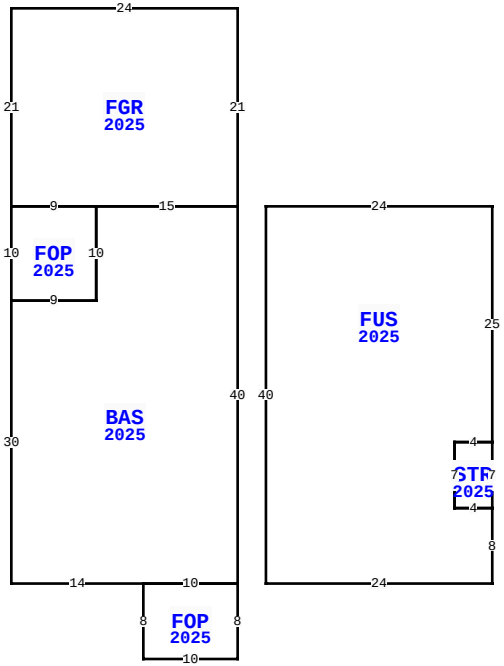
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	870	100	2025	870	109,698
FGR	504	55	2025	277	34,927
FOP	80	30	2025	24	3,026
FOP	90	30	2025	27	3,404
FUS	932	100	2025	932	117,516
STR	28	10	2025	3	378
TOTALS	2,504			2,133	268,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	120.0892	126.09	268,950	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 1802 HX Base Yr 2025



228 HAWTHORN PARK CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,950
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		328,950
SOH/AGL Deduction		0
ASSESSED VALUE		328,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,539
TOTAL JUST VALUE		328,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006274	PRIVATE PROVIDER	343,104	05/24/2024
230010469	NEW SFR	343,104	08/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/1985	10/21/2024	QC	U	I	11	100
GRANTOR: ANDRADE JESSICA						
GRANTEE: ANDRADE FREDDY						
2729/845	7/26/2024	SW	Q	I	01	410,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ANDRADE FREDDY ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=34,-10] W24 S21 E9 E15 N21 $
FOP=[YR=2025;ORIG=10,11] E9 S10 W9 N10 $
BAS=[YR=2025;ORIG=34,11] W15 S10 W9 S30 E14 E10 N40 $
FOP=[YR=2025;ORIG=24,51] E10 S8 W10 N8 $
FUS=[YR=2025;ORIG=61,11] W24 S40 E24 N8 W4 N7 E4 N25 $
STR=[YR=2025;ORIG=61,36] W4 S7 E4 N7 $
.

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	000100	C	RES	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/29/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS