LOT 43
HAWTHORN PARK OR 2661/1308

BLOUIN SOPHIA R/BATES DAVID
516 STILLWATER LANE
YULEE, FL 32097

2026

44-2N-27-1007-0043-0000

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 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

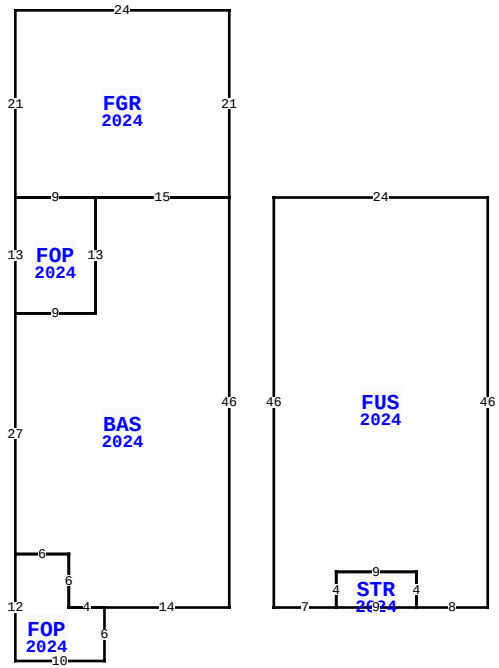
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4097.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	951	100	2024	951	121,025
FGR	504	55	2024	277	35,251
FOP	96	30	2024	29	3,690
FOP	117	30	2024	35	4,455
FUS	1,068	100	2024	1,068	135,914
STR	36	10	2024	4	509
TOTALS	2,772			2,364	300,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,364	121.8140	127.90	302,356	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 50% - 2026 Heated Area: 2019 HX Base Yr 2026



516 STILLWATER LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,844
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		360,844
SOH/AGL Deduction		0
ASSESSED VALUE		360,844
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		309,433
TOTAL JUST VALUE		360,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010515	CO ISSUED		01/10/2024
230010515	NEW SFR	381,319	08/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/113	10/29/2024	SW	Q	I	01	444,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BLOUIN SOPHIA R

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=103,1] W24 S46 E7 N4 E9 S4 E8 N46 $
BAS=[YR=2024;ORIG=74,1] W15 S13 W9 S27 E6 S6 E4 E14 N46 $
FGR=[YR=2024;ORIG=50,-20] E24 S21 W15 W9 N21 $
FOP=[YR=2024;ORIG=50,1] E9 S13 W9 N13 $
FOP=[YR=2024;ORIG=50,41] E6 S6 E4 S6 W10 N12 $
STR=[YR=2024;ORIG=86,43] S4 E9 N4 W9 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	50		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 12/11/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS