LOT 50
HAWTHORN PARK OR 2661/1308

EGER MEGHAN LR & ROBERT C
572 STILLWATER LN
YULEE, FL 32097

2026

44-2N-27-1007-0050-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

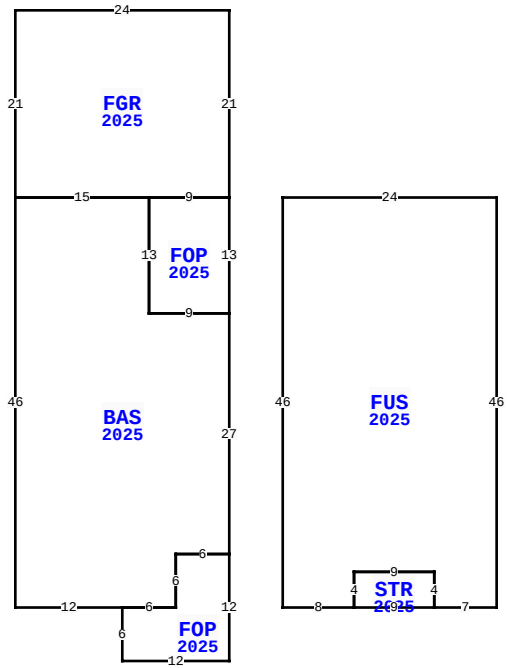
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4097.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	951	100	2025	951	120,996
FGR	504	55	2025	277	35,243
FOP	108	30	2025	32	4,071
FOP	117	30	2025	35	4,453
FUS	1,068	100	2025	1,068	135,882
STR	36	10	2025	4	509
TOTALS	2,784			2,367	301,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	121.1672	127.23	301,153	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2019 HX Base Yr



572 STILLWATER LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,153
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	361,153
SOH/AGL Deduction	0
ASSESSED VALUE	361,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,153
TOTAL JUST VALUE	361,153
NCON VALUE	301,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012475	NEW SFR		11/05/2024
CO250006628			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2813/1585	8/29/2025	SW	Q	I	01	400,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: EGER MEGHAN LR & RO

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=-110,-40] E24 S21 W9 W15 N21 $
BAS=[YR=2025;ORIG=-110,-19] E15 S13 E9 S27 W6 S6 W6 W12 N46 $
FOP=[YR=2025;ORIG=-95,-19] E9 S13 W9 N13 $
FUS=[YR=2025;ORIG=-80,-19] E24 S46 W7 N4 W9 S4 W8 N46 $
STR=[YR=2025;ORIG=-72,23] E9 S4 W9 N4 $
FOP=[YR=2025;ORIG=-98,33] E12 N12 W6 S6 W6 S6 $
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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	000100	C	RES	0		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 05/28/2025 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS