LOT 70
HAWTHORN PARK OR 2661/1308

KREGER CONNOR LYN & ALEXANDRIA GRASSO
251 PLUM ORCHARD LANE
YULEE, FL 32097

2026

44-2N-27-1007-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

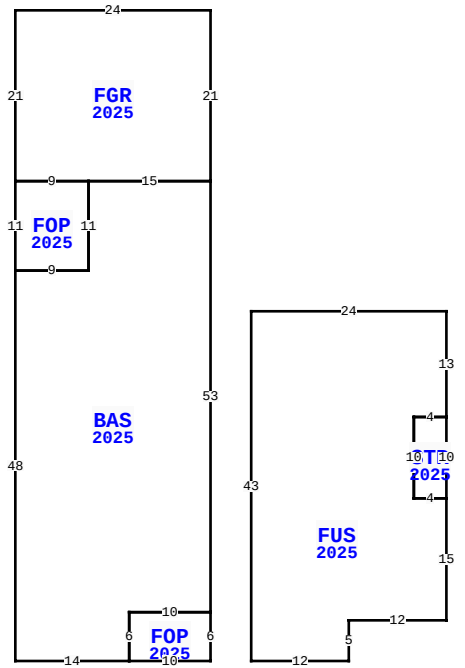
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,257	100	2025	1,257	153,869
FGR	504	55	2025	277	33,908
FOP	60	30	2025	18	2,203
FOP	99	30	2025	30	3,672
FUS	932	100	2025	932	114,086
STR	40	10	2025	4	490
TOTALS	2,892			2,518	308,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	116.5824	122.41	308,228	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2189 HX Base Yr 2026



251 PLUM ORCHARD LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,228
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		368,228
SOH/AGL Deduction		0
ASSESSED VALUE		368,228
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,817
TOTAL JUST VALUE		368,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012628	PRIVATE PROVIDER	401,356	11/08/2024
B240000202	PRIVATE PROVIDER	401,356	01/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/286	4/11/2025	SW	Q	I	01	414,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KREGER CONNOR LYN &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=24,-10] W24 S21 E9 E15 N21 $
STR=[YR=2025;ORIG=53,40] W4 S10 E4 N10 $
FOP=[YR=2025;ORIG=24,64] W10 S6 E10 N6 $
FOP=[YR=2025;ORIG=9,11] W9 S11 E9 N11 $
BAS=[YR=2025;ORIG=24,11] W15 S11 W9 S48 E14 N6 E10 N53 $
FUS=[YR=2025;ORIG=53,27] W24 S43 E12 N5 E12 N15 W4 N10 E4 N13 $
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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	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 08/15/2024 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS