IN OR 2442/213
1992 SKYL DW/MH & R433988
FPL ESMT IN OR 979/707

BYRD JAMES ADAM & KARLA CARDENAS
77135 HALLMARK LN
YULEE, FL 32097

2023

02-2N-26-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

77135 HALLMARK LN, YULEE

BLD DATE	12/17/2007	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	99,450
TOTAL MARKET VALUE	111,450
SOH/AGL Deduction	0
ASSESSED VALUE	111,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,450
TOTAL JUST VALUE	111,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002575	NEW CONSTR	332,149	02/15/2022
20004361	DEMOLITION	6,500	05/20/2020
WEL00454	XFOB	0	06/01/2006
C4624	CO ISSUED	0	06/01/2005
MH054624	MH MOVE-ON	0	06/01/2005
E0515122	ELEC OTHER	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2442/0213	3/10/2021	WD	U	I	11	100
GRANTOR: BYRD KENNETH BRUCE						
GRANTEE: BYRD JAMES ADAM & K						
1979/1953	5/15/2015	CT	U	I	18	61,600
GRANTOR: CLERK OF COURT						
GRANTEE: KENNETH BRUCE BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	99,450							

REVIEW DATE 11/29/2022 BY KW Total Acres: 2.21 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 08/02/2023 BY SYS