PT OF N1/2 OF S1/2 OF S1/2 OF
NE1/4 IN OR 1590/1692
ESMT OR 1263/1020

GIVENS JENNIFER
77044 HALLMARK LN
YULEE, FL 32097

2023

02-2N-26-0000-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

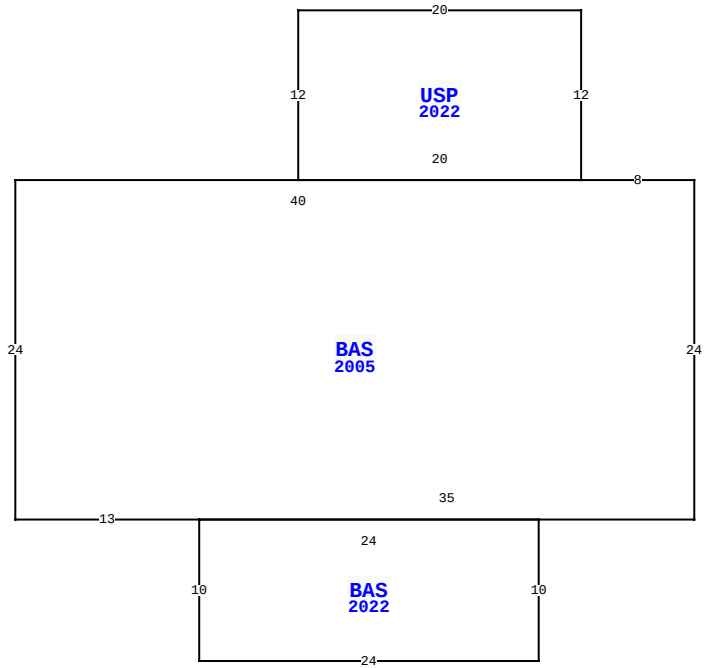
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	120,971
BAS	240	100	240	25,202
USP	240	30	72	7,560
TOTALS	1,632		1,464	153,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	124.4400	112.31	164,422	2005	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1392 HX Base Yr 2015



77044 HALLMARK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,201
TOTAL MARKET OB/XF VALUE		6,394
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		219,595
SOH/AGL Deduction		64,230
ASSESSED VALUE		155,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,365
TOTAL JUST VALUE		219,595
NCON VALUE		51,382
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012160	GARAGE	39,520	08/09/2022
M0509847	H/AC	0	06/01/2005
P09389	OTHER	0	04/01/2005
E14591	ELEC OTHER	2,000	03/01/2005
R07299	REPAIR/RRF	3,000	03/01/2005
B14687	NEW CONSTR	77,472	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/1692	10/28/2008	QC	U	I	01	100
GRANTOR: GIVENS JOHN						
GRANTEE: GIVENS JENNIFER						
1255/0053	8/25/2004	WD	U	V		11,000
GRANTOR: JOHNSON REBECCA M						
GRANTEE: GIVENS JOHN C & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 USP=[YR=2022] N12 W20 S12 E20$ W40 S24 E13
BAS=[YR=2022] S10 E24N10 W24 $ E35 N24$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2015	2015	3	74	6,394	

LAND DESCRIPTION

TOTAL OB/XF 6,394

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/29/2022 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

PT OF N1/2 OF S1/2 OF S1/2 OF
NE1/4 IN OR 1590/1692
ESMT OR 1263/1020

GIVENS JENNIFER
77044 HALLMARK LN
YULEE, FL 32097

2023

02-2N-26-0000-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

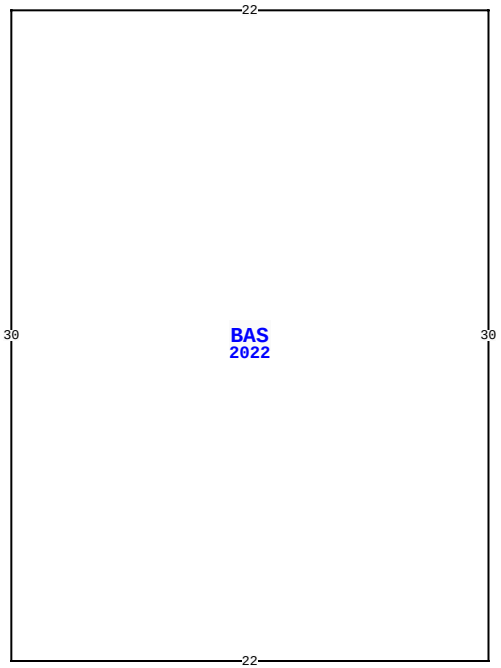
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	14,466
TOTALS	660		660	14,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	22.14	14,612	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2015 Heated Area: 660 HX Base Yr 2015



77044 HALLMARK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,201
TOTAL MARKET OB/XF VALUE		6,394
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		219,595
SOH/AGL Deduction		64,230
ASSESSED VALUE		155,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,365
TOTAL JUST VALUE		219,595
NCON VALUE		51,382
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/1692	10/28/2008	QC	U	I	01	100
GRANTOR: GIVENS JOHN						
GRANTEE: GIVENS JENNIFER						
1255/0053	8/25/2004	WD	U	V		11,000
GRANTOR: JOHNSON REBECCA M						
GRANTEE: GIVENS JOHN C & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 S30 E22 N30$.

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

REVIEW DATE 11/29/2022 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS