PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1147/1061
& ESMT IN OR 852/1653

HALL EARE L/HALL FRANKLIN D
85002 HALLS LANE
YULEE, FL 32097

2023

42-2N-27-0000-0095-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

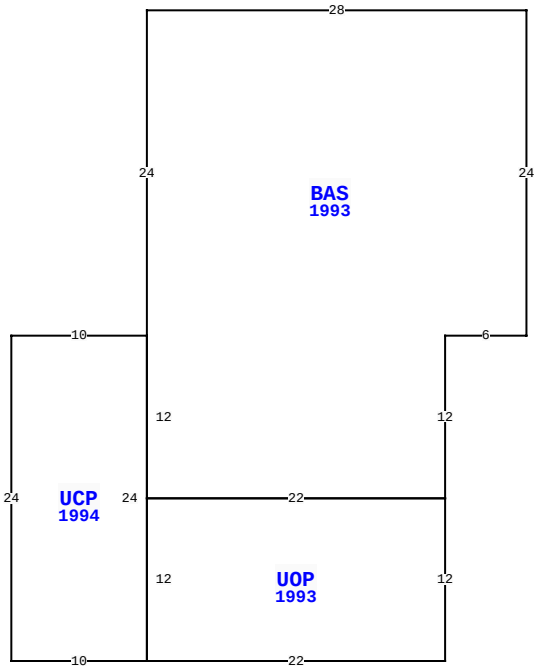
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	67,984
UCP	240	20	48	3,486
UOP	264	20	53	3,850
TOTALS	1,440		1,037	75,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	99.3600	89.67	92,988	1963	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 936 HX Base Yr



85002 HALLS LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,320
TOTAL MARKET OB/XF VALUE		144
TOTAL LAND VALUE - MARKET		26,680
TOTAL MARKET VALUE		102,144
SOH/AGL Deduction		61,056
ASSESSED VALUE		41,088
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,088
TOTAL JUST VALUE		102,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963443	XFOB	4,080	11/01/1996
961550	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1147/1061	6/20/2003	QC	U	I	01	6,000
GRANTOR: HALL EARE L						
GRANTEE: HALL EARE LOIS & FR						
0316/0442	6/02/1980	SW	Q	I		7,300
GRANTOR: HOME SECURITY CORP &						
GRANTEE: HALL EUGENE F & EAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S24 UCP=[YR=1994] W10 S24 E10 UOP=[YR=1993] E22N12 W22 S12 $ N24$ S12 E22 N12 E6 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	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1992	1992	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 144

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	SFR	100	0005	OR	88.00	144.00	0.29	AC		1.00	1.00	1.15	80,000.00	92,000.00	26,680							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.29 Total Land Value: 26,680 Market: 0 Agricultural: 0 Common: 26,680 PRINTED 08/02/2023 BY SYS