PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2554/1512

HALL ARIEL L
85011 HALLS LN
YULEE, FL 32097

2023

42-2N-27-0000-0095-0020

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

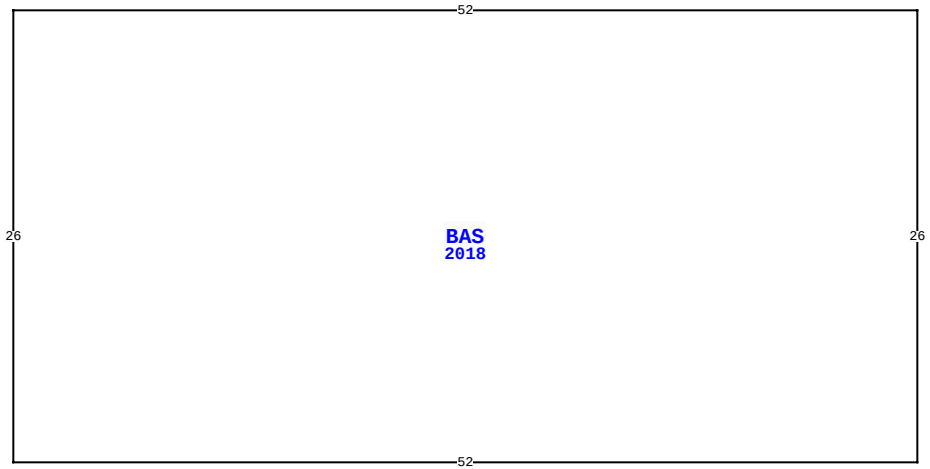
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	97,512
TOTALS	1,352		1,352	97,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,352	116.8000	75.92	102,644	2018	2018	0	0	0	5.00	95.00

1 MH 94NO RP – 0% - 0 Heated Area: 1352 HX Base Yr



85011 HALLS LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	97,512
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,000
TOTAL MARKET VALUE	155,512
SOH/AGL Deduction	39,063
ASSESSED VALUE	116,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,449
TOTAL JUST VALUE	155,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003276	CO ISSUED	0	03/29/2018
18000378	MH MOVE-ON	0	01/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1512	11/11/2021	QC	U	I	11	100
GRANTOR: HALL COREY DURAND						
GRANTEE: HALL ARIEL LYNN						
2156/0031	11/06/2017	QC	U	V	11	100
GRANTOR: WARREN SHIRLEY ANN HA						
GRANTEE: HALL COREY D & ARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W52 S26 E52 N26$.

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	000200	C	MBL HM SUB	0	0005		0.00	0.00	0.58	AC		1.00	1.00	1.25	80,000.00	100,000.00	58,000							

REVIEW DATE 05/20/2020 BY NWP Total Acres: 0.58 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 08/02/2023 BY SYS