PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2372/732
BEING EXHIBIT B

TUCKER MATTHEW D
85042 HALLS LN
YULEE, FL 32097

2023

42-2N-27-0000-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

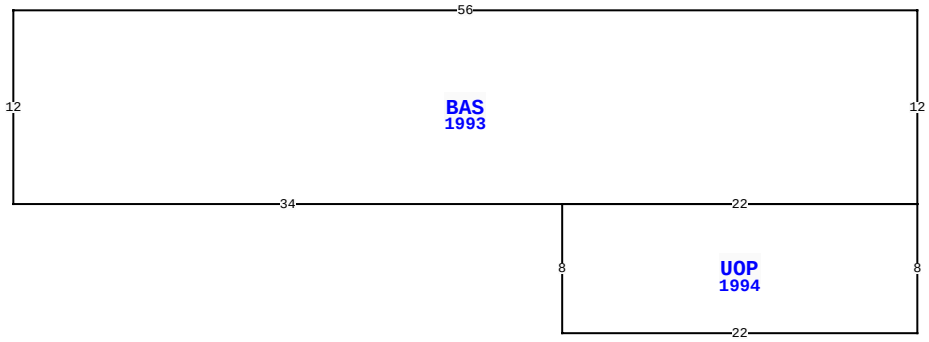
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	9,653
UOP	176	25	44	632
TOTALS	848		716	10,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	716	88.4000	57.46	41,141	1972	1972	0	0	5	70.00	25.00

1 M/H 93- – 100% - 2020 Heated Area: 672 HX Base Yr 2020



85042 HALLS LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,285
TOTAL MARKET OB/XF VALUE		1,093
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		57,378
SOH/AGL Deduction		27,925
ASSESSED VALUE		29,453
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,453
TOTAL JUST VALUE		57,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24169	DEMOLITION	200	12/01/2010
95-01826	XFOB	4,000	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0073	6/26/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: TUCKER MATTHEW D						
2306/1949	9/17/2019	QC	U	I	11	100
GRANTOR: HALL THOMAS E						
GRANTEE: WARREN RICKEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E34 UOP=[YR=1994] S8 E22 N8 W22$ E22 N12$.

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
7	0751	UOP	0	0	22	7	154.00	SF	10.00	10.00	100	2012	2012	3	71	1,093	

TOTAL OB/XF 1,093

LAND DESCRIPTION

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	0.46	AC		1.00	1.00	1.25	80,000.00	100,000.00	46,000							

REVIEW DATE 02/24/2021 BY NWX Total Acres: 0.46 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 08/02/2023 BY SYS