PT OF N1/2 OF S1/2 OF S1/2 OF
NE1/4 OF NW1/4
OR 2681/515

JOHNSON REBECCA M L/E/
77002 HALLMARK LN
YULEE, FL 32097

2024

02-2N-26-0000-0004-0110

NASSAU COUNTY PROPERTY

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	04	Quality Level 04

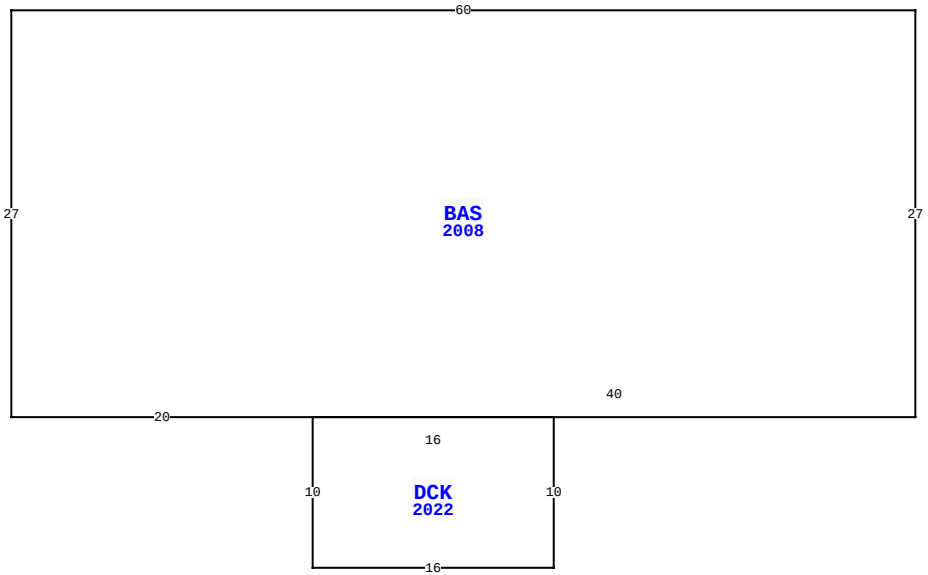
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	65,563
DCK	160	15	24	971
TOTALS	1,780		1,644	66,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	128.4800	96.36	158,416	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2021 Heated Area: 1620 HX Base Yr 2021



77002 HALLMARK LN, YULEE

BLD DATE	06/03/2009 RK	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		66,535
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,275
TOTAL MARKET VALUE		106,810
SOH/AGL Deduction		8,215
ASSESSED VALUE		98,595
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,595
TOTAL JUST VALUE		106,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/515	11/27/2023	LE	U	I	11	100
GRANTOR: JOHNSON REBECCA						
GRANTEE: GRIFFITHS NANCY D						
1571/1455	6/13/2008	WD	U	I	06	100
GRANTOR: JOHNSON REBECCA M						
GRANTEE: JOHNSON REBECCA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E20 DCK=[YR=2022] S10 E16 N10 W16$ E40 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.79	AC		1.00	1.00	0.50	45,000.00	22,500.00	40,275							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 1.79 Total Land Value: 40,275 Market: 0 Agricultural: 0 Common: 40,275 PRINTED 08/06/2024 BY SYS