PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1830/362

WARREN RICKY LAMAR
85020 HALLS LN
YULEE, FL 32097

2024

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

BUILDING CHARACTERISTICS

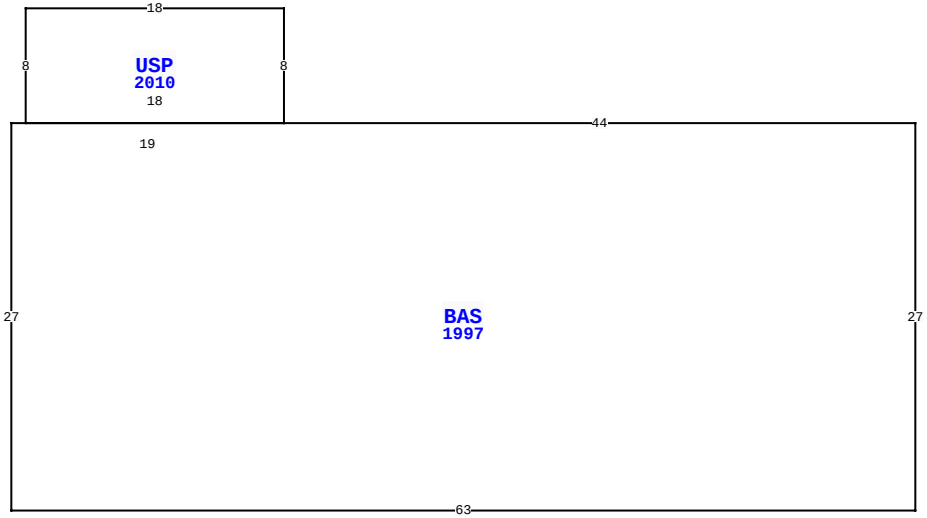
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,701	100	1,701	59,603
USP	144	50	72	2,523
TOTALS	1,845		1,773	62,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	116.8000	87.60	155,315	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2013 Heated Area: 1701 HX Base Yr 2013



85020 HALLS LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,126
TOTAL MARKET OB/XF VALUE		2,726
TOTAL LAND VALUE - MARKET		53,600
TOTAL MARKET VALUE		118,452
SOH/AGL Deduction		57,875
ASSESSED VALUE		60,577
TOTAL EXEMPTION VALUE	HX HB DX	40,577
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		118,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,209

BLDG:2:2: RP: 12343619 & 12343621

BLDG:2:1: DW/MH/ID FLHMLCB118515696(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2071/1909	8/01/2016	QC	U	I	11	100
GRANTOR: WARREN SHIRLEY HALL						
GRANTEE: WARREN RICKY LAMAR						
1830/0362	12/12/2012	WD	U	I	30	100
GRANTOR: HAPP GLADYS U						
GRANTEE: WARREN RICKY LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 USP=[YR=2010] N8 W18 S8 E18$ W19 S27 E63 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
1	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
2	0681	POLE SHED	0	100	23	10	230.00	SF	15.00	15.00	100	1986	1986	3	20	690	
3	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1986	1986	3	100	500	
4	1243	WD DECK F	0	100	10	6	60.00	SF	8.00	8.00	100	2000	2000	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 2,726

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	0005	OR	203.00	144.00	0.67	AC		1.00	1.00	1.00	80,000.00	80,000.00	53,600							

REVIEW DATE 05/13/2024 BY KWA Total Acres: 0.67 Total Land Value: 53,600 Market: 0 Agricultural: 0 Common: 53,600 PRINTED 08/06/2024 BY SYS