S1/2 OF S/12 OF S1/2 OF NE1/4
OF NW1/4
IN OR 2436/378

MOTES JENNIFER A
77044 HALLMARK LANE
YULEE, FL 32097

2025

02-2N-26-0000-0004-0060

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

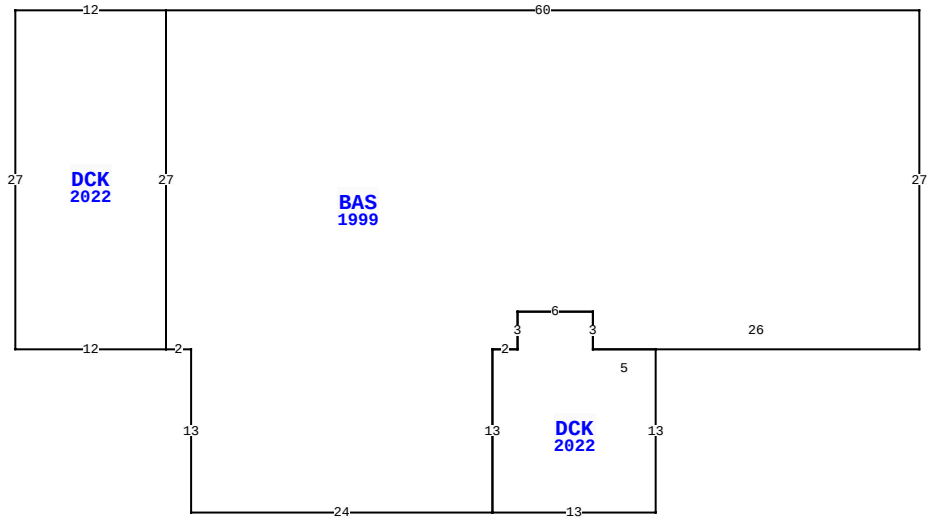
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1999	1,914	91,834
DCK	187	15	2022	28	1,344
DCK	324	15	2022	49	2,351
TOTALS	2,425			1,991	95,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,991	141.1200	119.95	238,820	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 2024 Heated Area: 1914 HX Base Yr



76121 BILLS TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	95,528
TOTAL MARKET OB/XF VALUE	8,848
TOTAL LAND VALUE - MARKET	68,250
TOTAL MARKET VALUE	172,626
SOH/AGL Deduction	0
ASSESSED VALUE	172,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,626
TOTAL JUST VALUE	172,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985100	CHNGE SRVC	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0378	2/19/2021	LE	U	I	11	100
GRANTOR: MERZ KAREN S						
GRANTEE: MOTES JENNIFER A						
1394/0444	3/08/2006	QC	Q	I	01	100
GRANTOR: MERZ DENIS L & KAREN						
GRANTEE: MERZ KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 DCK=[YR=2022] W12 S27 E12 N27$ S27 E2 S13 E24 DCK=[YR=2022] E13 N13 W5 N3 W6 S3 W2 S13$ N13E2 N3 E6 S3 E26 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0681	POLE SHED	0	0	20	24	480.00	SF	15.00	15.00	100	2018	2018	3	84	6,048	

LAND DESCRIPTION

TOTAL OB/XF 8,848

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	RES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.70	19,500.00	13,650.00	68,250							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 5.00 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 07/30/2025 BY SYS