IN OR 2442/213
FPL ESMT IN OR 979/707
ESMT OR 1224/993

BYRD JAMES ADAM & KARLA CARDENAS
77135 HALLMARK LN
YULEE, FL 32097

2025

02-2N-26-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

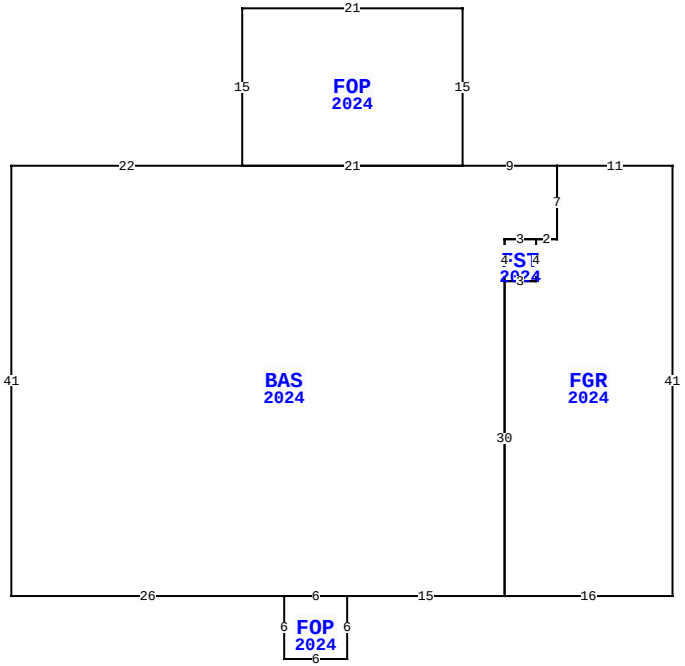
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	2024	1,962	264,014
FGR	609	55	2024	335	45,078
FOP	36	30	2024	11	1,481
FOP	315	30	2024	94	12,649
FST	12	55	2024	7	942
TOTALS	2,934			2,409	324,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	135.2400	135.24	325,793	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1962 HX Base Yr 2024



77135 HALLMARK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,164
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		401,514
SOH/AGL Deduction		103,991
ASSESSED VALUE		297,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,801
TOTAL JUST VALUE		401,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,958

THE HOME IS POUR SOLID CONCRETE- ICF CONSTRUCTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002575	NEW CONSTR	332,149	02/15/2022
20004361	DEMOLITION	6,500	05/20/2020
WEL00454	XFOB	0	06/01/2006
C4624	CO ISSUED	0	06/01/2005
MH054624	MH MOVE-ON	0	06/01/2005
E0515122	ELEC OTHER	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0213	3/10/2021	WD	U	I	11	100
GRANTOR: BYRD KENNETH BRUCE						
GRANTEE: BYRD JAMES ADAM & K						
1979/1953	5/15/2015	CT	U	I	18	61,600
GRANTOR: CLERK OF COURT						
GRANTEE: KENNETH BRUCE BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S41 E26 E6 E15 N30 N4 E3 E2 N7 W9 W21 W22 $
FOP=[YR=2024;ORIG=32,10] E21 N15 W21 S15 $
FST=[YR=2024;ORIG=57,17] E3 S4 W3 N4 $
FOP=[YR=2024;ORIG=36,51] E6 S6 W6 N6 $
FGR=[YR=2024;ORIG=73,10] W11 S7 W2 S4 W3 S30 E16 N41 $
.

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	000100	C	RES	100	0005	OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,350							

REVIEW DATE 12/08/2023 BY KW Total Acres: 2.21 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS