PT OF N1/2 OF S1/2 OF S1/2 OF
NE1/4 IN OR 1590/1692
ESMT OR 1263/1020

GIVENS JENNIFER
77044 HALLMARK LN
YULEE, FL 32097

2025

02-2N-26-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

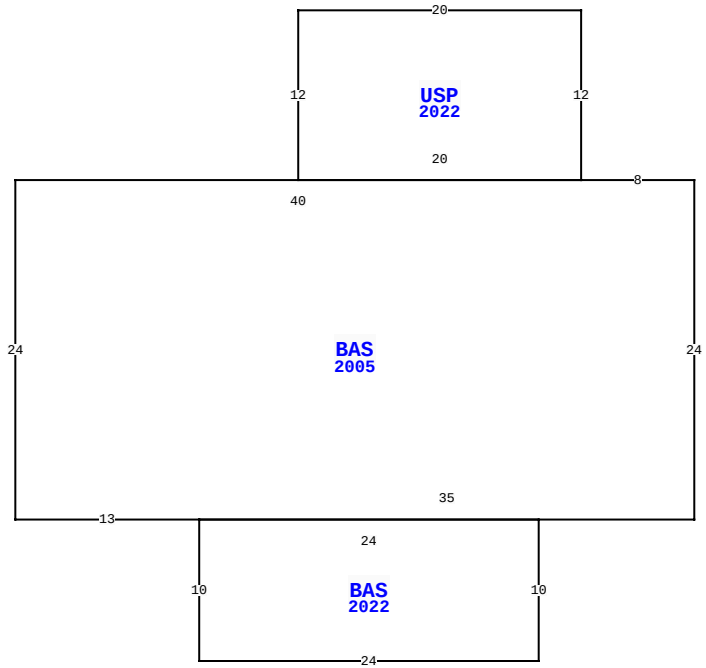
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,152	100	2005	1,152	132,603
BAS	240	100	2022	240	27,626
USP	240	30	2022	72	8,288
TOTALS	1,632			1,464	168,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	124.4400	124.44	182,180	2005	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1392 HX Base Yr 2015



77044 HALLMARK LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,651
TOTAL MARKET OB/XF VALUE		5,616
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		234,267
SOH/AGL Deduction		69,600
ASSESSED VALUE		164,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,945
TOTAL JUST VALUE		234,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012160	GARAGE	39,520	08/09/2022
M0509847	H/AC	0	06/01/2005
P09389	OTHER	0	04/01/2005
E14591	ELEC OTHER	2,000	03/01/2005
R07299	REPAIR/RRF	3,000	03/01/2005
B14687	NEW CONSTR	77,472	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/1692	10/28/2008	QC	Q	I	01	100
GRANTOR: GIVENS JOHN						
GRANTEE: GIVENS JENNIFER						
1255/0053	8/25/2004	WD	U	V		11,000
GRANTOR: JOHNSON REBECCA M						
GRANTEE: GIVENS JOHN C & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 USP=[YR=2022] N12 W20 S12 E20$ W40 S24 E13
BAS=[YR=2022] S10 E24N10 W24 $ E35 N24$.

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	24	12	288.00	SF	30.00	30.00	100	2015	2015	3	65	5,616	

LAND DESCRIPTION

TOTAL OB/XF 5,616

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/29/2022 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

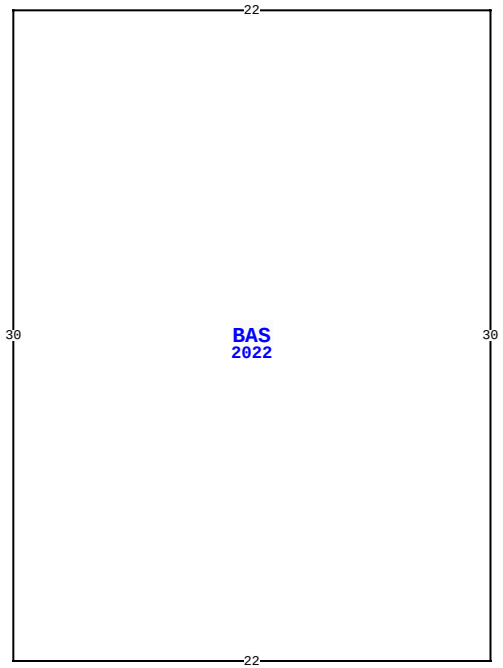
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2022	660	15,135
TOTALS	660			660	15,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	23.40	15,444	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2015 Heated Area: 660 HX Base Yr 2015



77044 HALLMARK LN, YULEE

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PAGE 2 of 2 4

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GRANTOR: JOHNSON REBECCA M						
GRANTEE: GIVENS JOHN C & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 S30 E22 N30$.

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

REVIEW DATE 11/29/2022 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS