PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 909/1148

WARREN SHIRLEY ANN HALL
85020 HALLS LANE
YULEE, FL 32097

2025

42-2N-27-0000-0096-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85019 HALLS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,370
TOTAL MARKET VALUE	27,370
SOH/AGL Deduction	17,707
ASSESSED VALUE	9,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,663
TOTAL JUST VALUE	27,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0909/1148	11/30/1999	QC	Q	I	01	100
GRANTOR: HALL EUGENE F						
GRANTEE: WARREN SHIRLEY ANN						
0868/0507	2/17/1999	QC	Q	I	01	2,500
GRANTOR: HALL DONALD M						
GRANTEE: HALL EUGENE F						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0005	OR	90.00	140.00	0.28	AC		1.00	1.00	1.15	85,000.00	97,750.00	27,370							

REVIEW DATE 06/05/2025 BY KWA Total Acres: 0.28 Total Land Value: 27,370 Market: 0 Agricultural: 0 Common: 27,370 PRINTED 07/30/2025 BY SYS