IN OR 2342/1224
ESMT PT OR 852/1653

WARREN GARRETT HUNTER H
85020 HALLS LANE
YULEE, FL 32097

2026

42-2N-27-0000-0091-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

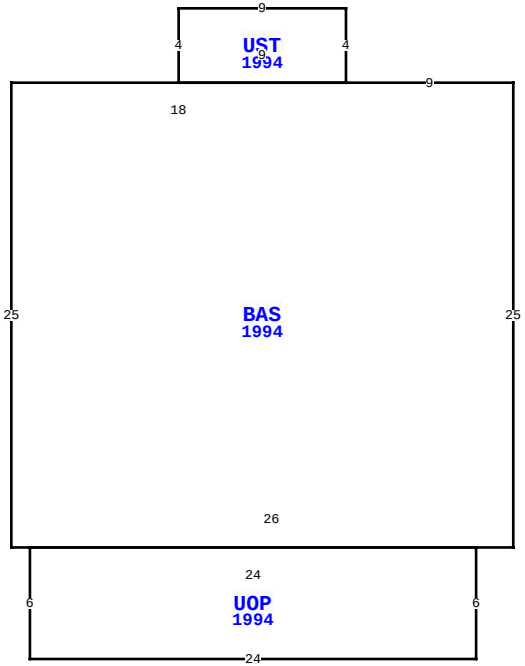
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100	1994	675	44,061
UOP	144	20	1994	29	1,893
UST	36	45	1994	16	1,044
TOTALS	855			720	46,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	105.6000	110.88	79,834	1935	1935	0	0	0	41.13	58.87

1 SINGLE FAM 0% - 0 Heated Area: 675 HX Base Yr



85006 DURRANCE AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,998
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,375
TOTAL MARKET VALUE	77,373
SOH/AGL Deduction	16,973
ASSESSED VALUE	60,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,400
TOTAL JUST VALUE	77,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1224	2/28/2020	QC	U	I	11	100
GRANTOR: WARREN SHIRLEY ANN HA						
GRANTEE: WARREN GARRETT HUNT						
2071/1905	8/01/2016	QC	U	I	11	100
GRANTOR: HALL COREY DURAND						
GRANTEE: WARREN SHIRLEY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 UST=[YR=1994] N4 W9 S4 E9 $ W18 S25 E1
UOP=[YR=1994] S6 E24 N6 W24$ E26 N25$.

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	85.00	140.00	0.27	AC		1.00	1.00	1.25	90,000.00	112,500.00	30,375							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.27 Total Land Value: 30,375 Market: 0 Agricultural: 0 Common: 30,375 PRINTED 07/09/2026 BY SYS