

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1147/1061
& ESMT IN OR 852/1653

HALL EARE LOIS/WARREN SHIRLEY HALL
85002 HALLS LANE
YULEE, FL 32097

2026

42-2N-27-0000-0095-0010



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 90		
Interior Wall		04	PLYWOOD 10		
Interior Floor		09	PINE WOOD 80		
Interior Floor		08	SHT VINYL 20		
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	936	100	1993	936	83,043
UCP	240	20	1994	48	4,258
UOP	264	20	1993	53	4,703
TOTALS	1,440			1,037	92,004

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,037	103.6800	108.86	112,888	1963	1980	0	0	18.50	81.50
1 SINGLE FAM 100% - 0 Heated Area: 936 HX Base Yr											
85002 HALLS LN, YULEE											
BLD DATE: 05/08/2026 MLU											
XF DATE: 05/08/2026 MLU											
INC DATE: 05/08/2026 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				92,004			
TOTAL MARKET OB/XF VALUE				144			
TOTAL LAND VALUE - MARKET				32,625			
TOTAL MARKET VALUE				124,773			
SOH/AGL Deduction				80,049			
ASSESSED VALUE				44,724			
TOTAL EXEMPTION VALUE				WX HX HB		30,000	
BASE TAXABLE VALUE				14,724			
TOTAL JUST VALUE				124,773			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				116,386			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	100	1992
TOTAL OB/XF 144											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	88.00	144.00	0.29	AC	1.00
TOTAL OB/XF 144											