L/E IN OR 785/328
ESMTS IN OR 306/561&563
FPL ESMT IN OR 310/540

KERCE PATRICIA L L/E/
86184 JAMNIK RD
YULEE, FL 32097

2024

42-2N-27-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

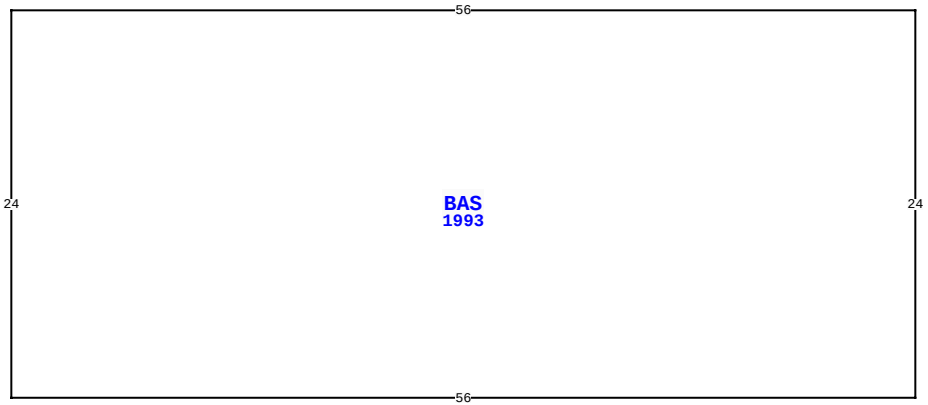
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,369
TOTALS	1,344		1,344	30,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	107.6000	75.32	101,230	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1992 Heated Area: 1344 HX Base Yr 1992



86184 JAMNIK RD, 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		30,369
TOTAL MARKET OB/XF VALUE		11,260
TOTAL LAND VALUE - MARKET		296,960
TOTAL MARKET VALUE		338,589
SOH/AGL Deduction		264,049
ASSESSED VALUE		74,540
TOTAL EXEMPTION VALUE	HX HB	43,805
BASE TAXABLE VALUE		30,735
TOTAL JUST VALUE		338,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003092	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1874/1902	8/19/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: KERCE PATRICIA L						
0785/0328	2/19/1997	QC	U	I	18	100
GRANTOR: CARTER PATRICIA L L/E						
GRANTEE: CARTER JESSICA & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 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	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1985	1985	3	20	240	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
3	0300	BOAT DCK W	0	100	30	6	180.00	SF	40.00	40.00	100	1985	1985	3	20	1,440	
4	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1985	1985	3	20	480	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
8	0751	UOP	0	100	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	28	560	
9	0351	CARPORT MT	0	100	20	18	360.00	SF	5.60	5.60	100	2001	2001	3	20	403	
10	0681	POLE SHED	0	100	8	9	72.00	SF	15.00	15.00	100	2001	2001	3	29	313	

TOTAL OB/XF 11,260

LAND DESCRIPTION

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.64	AC		1.00	1.00	0.80	80,000.00	64,000.00	296,960							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.64 Total Land Value: 296,960 Market: 0 Agricultural: 0 Common: 296,960 PRINTED 08/06/2024 BY SYS