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

2025

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

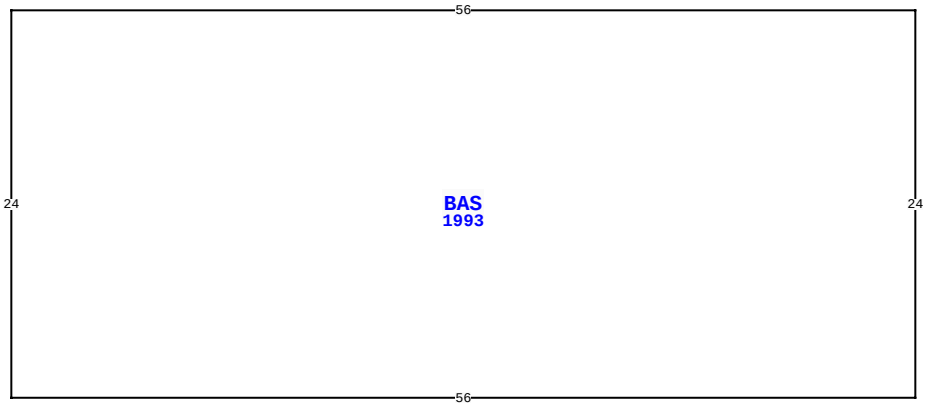
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	23,138
TOTALS	1,344			1,344	23,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,344	107.6000	86.08	115,692	1980	1980	0	0	10	70.00	20.00

1 M/H 93- – 0% - 2025 Heated Area: 1344 HX Base Yr



86184 JAMNIK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,119
TOTAL MARKET OB/XF VALUE	2,625
TOTAL LAND VALUE - MARKET	280,960
TOTAL MARKET VALUE	353,704
SOH/AGL Deduction	0
ASSESSED VALUE	353,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,704
TOTAL JUST VALUE	353,704
NCON VALUE	46,981
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,589

RP: 434130 & 434131 __ 1980 CONC
DW/MH/ID: 3300061124(A/B)

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
3	0300	BOAT DCK W	0	0	30	6	180.00	SF	40.00	40.00	100	1985	1985	3	20	1,440	
4	0681	POLE SHED	0	0	20	8	160.00	SF	15.00	15.00	100	1985	1985	3	20	480	
9	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2001	2001	3	20	403	
10	0681	POLE SHED	0	0	8	9	72.00	SF	15.00	15.00	100	2001	2001	3	28	302	

LAND DESCRIPTION

TOTAL OB/XF 2,625

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	0007	OR	0.00	0.00	3.64	AC		1.00	1.00	0.90	85,000.00	76,500.00	278,460							
2	009530	C	POND	0					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.64 Total Land Value: 280,960 Market: 0 Agricultural: 0 Common: 280,960 PRINTED 07/30/2025 BY SYS

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

KERCE PATRICIA L L/E/
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YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

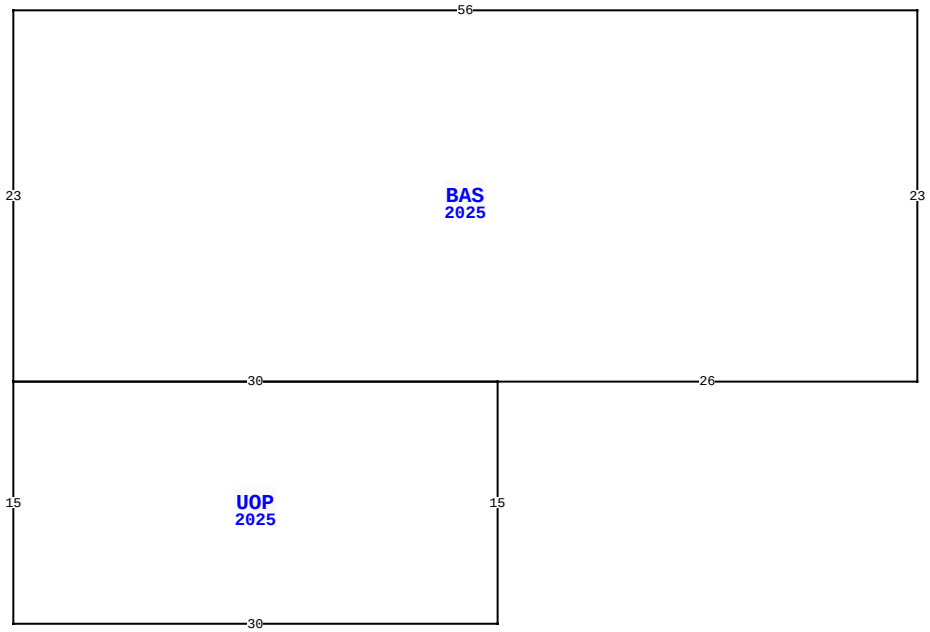
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2025	1,288	43,223
UOP	450	25	2025	112	3,759
TOTALS	1,738			1,400	46,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	112.8000	95.88	134,232	1997	1997	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 2025 Heated Area: 1288 HX Base Yr



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86184 JAMNIK RD, YULEE

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TOTAL JUST VALUE	353,704
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PREVIOUS YEAR MKT VALUE	338,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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=2025;ORIG=30,10] E56 S23 W26 W30 N23 $
UOP=[YR=2025;ORIG=30,33] E30 S15 W30 N15 $
.

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 05/12/2019 BY KBA Total Acres: 4.64 Total Land Value: 280,960 Market: 0 Agricultural: 0 Common: 280,960 PRINTED 07/30/2025 BY SYS