LOT 16
IN OR 1716/1422
MH/ID FLA14610483A &

BERGHOEFER DAVID & CHAUNDRA
85139 JAMIE RD
YULEE, FL 32097

2025

43-2N-27-4642-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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

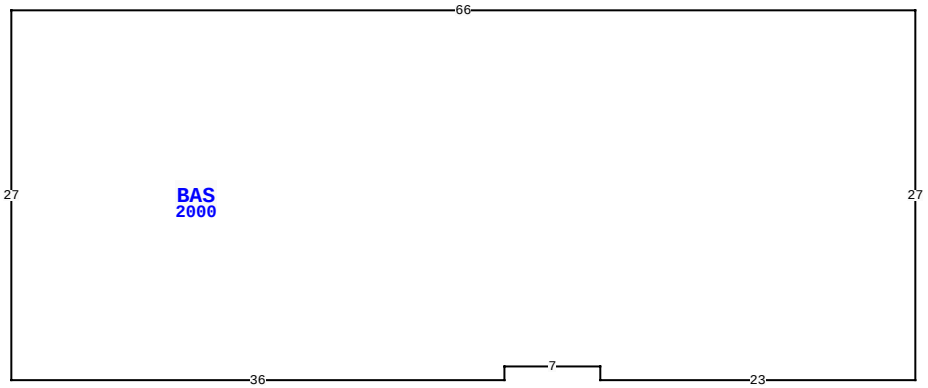
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	2000	1,775	81,340
TOTALS	1,775			1,775	81,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,775	117.2000	99.62	176,826	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2023 Heated Area: 1775 HX Base Yr 2023



85139 JAMIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,340
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		166,916
SOH/AGL Deduction		6,940
ASSESSED VALUE		159,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,254
TOTAL JUST VALUE		166,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17808	SWIM POOL	1,449	05/01/2006
MH992899	MH MOVE-ON	0	11/01/1999
95-843	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1348	1/11/2022	QC	U	I	11	100
GRANTOR: BERGHOEFER ENTERPRISE						
GRANTEE: BERGHOEFER DAVID &						
1716/1422	12/22/2010	WD	U	I	11	55,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BERGHOEFER ENTERPRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E36 N1 E7 S1 E23 N27 $.

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	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS