BLOCK 2 PT OF LOTS 4 & 3
IN OR 681 PG 366
R621475 & R621476

KITCHKA JOHN A & TAMMY B
85258 TERRY ROAD
YULEE, FL 32097

2026

42-2N-27-4614-0002-0040

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	13	LVT/LAMNT 100
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	05	Quality Level 05

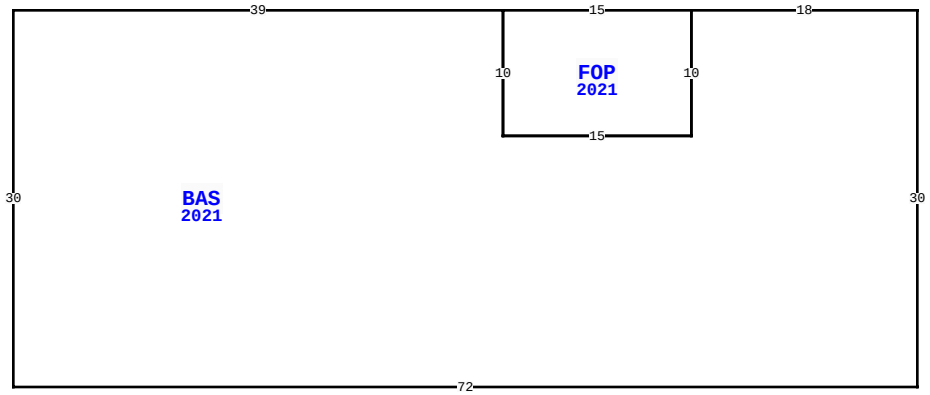
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2021	2,010	239,222
FOP	150	30	2021	45	5,356
TOTALS	2,160			2,055	244,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,055	139.2000	125.28	257,450	2021	2021	0	0	0	5.00	95.00

1 M/H 94+ 100% - 1996 Heated Area: 2010 HX Base Yr 1996



85258 TERRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,809
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		330,309
SOH/AGL Deduction		103,791
ASSESSED VALUE		226,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,107
TOTAL JUST VALUE		330,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013110	CO ISSUED	0	09/28/2021
21002406	MH MOVE-ON	0	03/02/2021
20005191	ADDITION	17,388	08/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0681/0366	5/20/1993	WD	Q	V		15,500

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: KITCHKA JOHN & TAMM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] W15 S10 E15 N10$ S10 W15 N10 W39 S30 E72 N30$.

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.85	90,000.00	76,500.00	76,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/09/2026 BY SYS

BLOCK 2 PT OF LOTS 4 & 3
IN OR 681 PG 366
R621475 & R621476

KITCHKA JOHN A & TAMMY B
85258 TERRY ROAD
YULEE, FL 32097

2026

42-2N-27-4614-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 60
Exterior Wall	25	MOD METAL 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

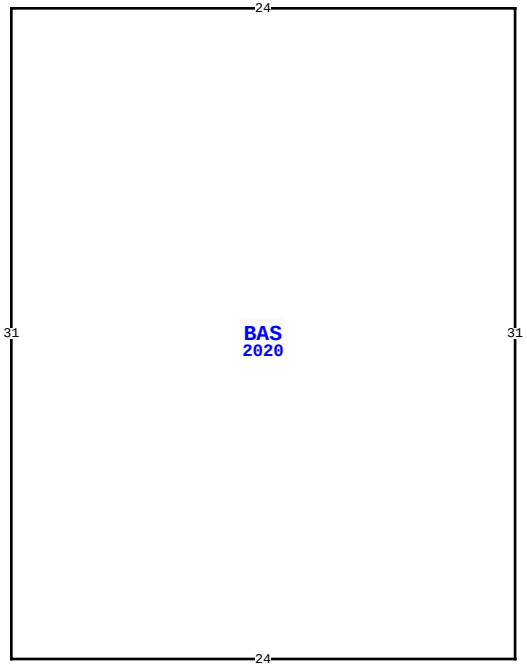
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	2020	744	9,231
TOTALS	744			744	9,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	744	33.4950	13.06	9,717	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 1996 Heated Area: 744 HX Base Yr 1996



85258 TERRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0681/0366	5/20/1993	WD	Q	V		15,500

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: KITCHKA JOHN & TAMM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S31 E24 N31$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/09/2026 BY SYS