LOT 13
IN OR 2192/754
1998 DWMH HOMES OF MERIT

CUNNINGHAM SUSANNE/CUNNINGHAM DAVID T
85136 JAMIE RD
YULEE, FL 32097

2026

43-2N-27-4642-0013-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

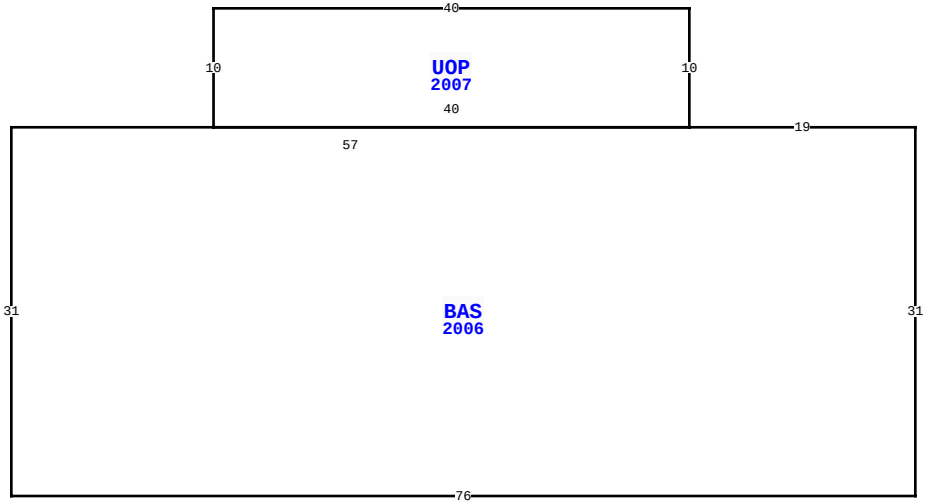
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2006	2,356	143,633
UOP	400	25	2007	100	6,096
TOTALS	2,756			2,456	149,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,456	141.1200	127.01	311,937	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2006 Heated Area: 2356 HX Base Yr 2006



85136 JAMIE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,730
TOTAL MARKET OB/XF VALUE		16,870
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		256,600
SOH/AGL Deduction		144,345
ASSESSED VALUE		112,255
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		55,844
TOTAL JUST VALUE		256,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19481	GARAGE	25,839	02/01/2007
MH982283	MH MOVE-ON	0	08/04/1998
8027	MH MOVE-ON	13,900	01/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0754	4/25/2018	QC	U	I	11	19,000
GRANTOR: CUNNINGHAM DAVID T						
GRANTEE: CUNNINGHAM SUSANNE						
2151/1621	9/25/2017	QC	U	I	11	100
GRANTOR: CUNNINGHAM RACHEL						
GRANTEE: CUNNINGHAM DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 UOP=[YR=2007] N10 W40 S10 E40$ W57 S31 E76 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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	5,530	
2	0510	GARAGE WD-	0	100	30	27	810.00	SF	35.00	35.00	100	2007	2007	3	40	11,340	

LAND DESCRIPTION

TOTAL OB/XF 16,870

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	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS