

NEWMAN JOSHUA G & NIKITA M
85083 JAMIE ROAD
YULEE, FL 32097

43-2N-27-4642-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	15	HARDTILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,292	100	2,292	178,606
FGR	900	55	495	38,573
FOP	180	30	54	4,208
TOTALS	3,372		2,841	221,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,841	109.3000	98.64	280,236	1989	1994		0		0 21.00	79.00

1 SINGLE FAM - 0% - 2023
Heated Area: 2292
HX Base Yr

Basement Footprint (BAS) 1993

Footing Footprint (FOP) 1993

Footing Footprint (FGR) 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,386	
TOTAL MARKET OB/XF VALUE		22,394	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		323,780	
SOH/AGL Deduction		0	
ASSESSED VALUE		323,780	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		323,780	
TOTAL JUST VALUE		323,780	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,972	

PERMIT NUM DESCRIPTION AMT ISSUED

6508 SWIM POOL 8,850 06/05/1990

5310 NEW CONSTR 82,705 11/17/1988

5517 NEW CONSTR 2,000 11/17/1988

2818 H/AC 4,500 11/17/1988

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2583/0399 8/01/2022 PR Q I 01 374,400

GRANTOR:MICK TODD JR & STEVEN

GRANTEE:NEWMAN JOSHUA G & N

0832/0929 5/04/1998 WD Q I 135,000

GRANTOR:DOW RICHARD & DEBRA

GRANTEE:MICK GERALD E & SAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FGR=[YR=1993] N30 W30 S30 E30 \$ W63 S40 E16

FOP=[YR=1993] E20 N9 W20 S9 \$ N9 E20 S9 E16 N12 E14 N28 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR		0	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	80,000.00	80,000.00	80,000							

TOTAL OB/XF

22,394

REVIEW DATE 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS