LOT 35
NASSAU CROSSING PHASE 1
OR 2344/490

WICK JONATHAN D & LORI M
86122 MAINLINE RD
YULEE, FL 32097

2025

42-2N-27-1090-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

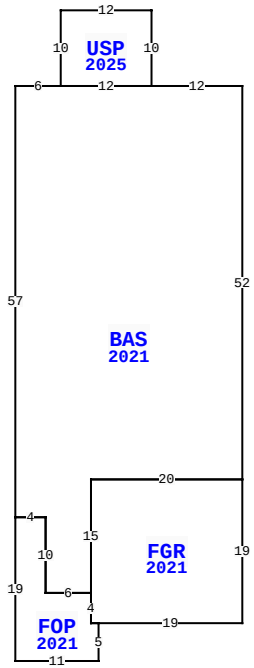
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	2021	1,670	191,353
FGR	380	55	2021	209	23,948
FOP	135	30	2021	40	4,584
USP	120	30	2025	36	4,125
TOTALS	2,305			1,955	224,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	115.7380	115.74	226,272	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1670 HX Base Yr 2025



86122 MAINLINE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,009
TOTAL MARKET OB/XF VALUE		3,099
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,108
SOH/AGL Deduction		77,761
ASSESSED VALUE		199,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,625
TOTAL JUST VALUE		277,108
NCON VALUE		4,124
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009878	SCREEN ROOM ON NE	3,852	08/26/2024
20011156	NEW CONSTR	225,212	11/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1517	6/18/2024	WD	Q	I	01	330,000
GRANTOR: MANN JACOB DANIEL & M						
GRANTEE: WICK JONATHAN D & L						
2468/0279	6/04/2021	SW	Q	I	01	243,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MANN JACOB DANIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W12 W12 W6 S57 E4 S10 E6 N15 E20 N52 $
FGR=[YR=2021;ORIG=-19,71] E19 N19 W20 S15 S4 E1 $
FOP=[YR=2021;ORIG=-30,57] S19 E11 N5 W1 N4 W6 N10 W4 $
USP=[YR=2025;ORIG=-24,0] E12 N10 W12 S10 $
.

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	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2021	2021	3	99	3,099	

LAND DESCRIPTION

TOTAL OB/XF 3,099

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/15/2024 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS