

LOT 35  
NASSAU CROSSING PHASE 1  
OR 2344/490

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

2026

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



| 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 Floor           | 11               | CLAY TILE 70     |      |              |                      |
| Interior Floor           | 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        | 199,894              |
| FGR                      | 380              | 55               | 2021 | 209          | 25,017               |
| FOP                      | 135              | 30               | 2021 | 40           | 4,788                |
| USP                      | 120              | 30               | 2025 | 36           | 4,309                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,305            |                  |      | 1,955        | 234,008              |

| 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    | 121.52         | 237,572        | 2021 | 2021 | 0                 | 0    | 0 | 1.50 | 98.50           |  |
| 1 SINGLE FAM             |     |           |             | 100% - 2025    |                |      |      | Heated Area: 1670 |      |   |      | HX Base Yr 2025 |  |
|                          |     |           |             |                |                |      |      |                   |      |   |      |                 |  |
| 86122 MAINLINE RD, YULEE |     |           |             |                |                |      |      |                   |      |   |      |                 |  |
|                          |     |           |             | BLD DATE       |                |      |      | LGL DATE          |      |   |      |                 |  |
|                          |     |           |             | XF DATE        |                |      |      | LAND DATE         |      |   |      | 04/08/2026 MLU  |  |
|                          |     |           |             | INC DATE       |                |      |      | AG DATE           |      |   |      |                 |  |

| NASSAU COUNTY PROPERTY    |  |  |           |          | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|-----------|----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |          |             |  |   |
| VALUATION BY              |  |  |           | STANDARD |             |  |   |
| Tax Group: 4              |  |  | Tax Dist: |          |             |  |   |
| BUILDING MARKET VALUE     |  |  |           | 234,008  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 0        |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |           | 50,000   |             |  |   |
| TOTAL MARKET VALUE        |  |  |           | 284,008  |             |  |   |
| SOH/AGL Deduction         |  |  |           | 79,279   |             |  |   |
| ASSESSED VALUE            |  |  |           | 204,729  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB     | 51,411   |             |  |   |
| BASE TAXABLE VALUE        |  |  |           | 153,318  |             |  |   |
| TOTAL JUST VALUE          |  |  |           | 284,008  |             |  |   |
| NCON VALUE                |  |  |           | 0        |             |  |   |
| INCOME VALUE              |  |  |           |          |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 277,108  |             |  |   |
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