LOT 12
IN OR 507 PG 547
WILSON NECK HILLS PB 4/62

GRAVES KENNETH A & DENORA C
85112 JAMIE ROAD
YULEE, FL 32097

2026

43-2N-27-4642-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

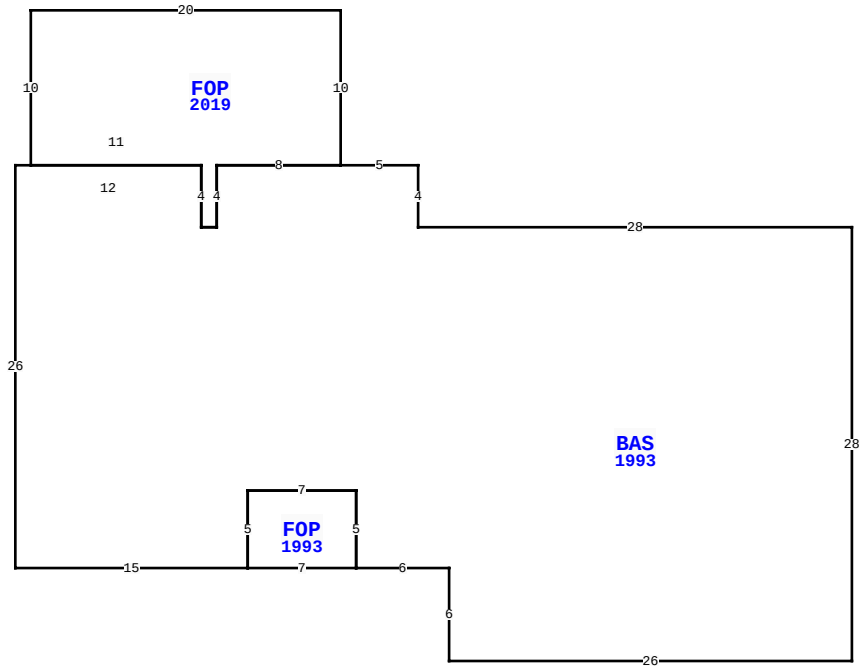
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	1993	1,409	133,817
FOP	35	30	1993	10	950
FOP	204	30	2019	61	5,793
TOTALS	1,648			1,480	140,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	108.0000	113.40	167,832	1989	1989	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 0 Heated Area: 1409 HX Base Yr



85112 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		140,559
TOTAL MARKET OB/XF VALUE		5,904
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		236,463
SOH/AGL Deduction		127,196
ASSESSED VALUE		109,267
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,856
TOTAL JUST VALUE		236,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4365	NEW CONSTR	14,195	09/15/1987
3342	NEW CONSTR	28,390	04/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0507/0547	1/06/1987	WD	U	V		6,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: GRAVES KENNETH & D						
0310/0734	3/01/1980	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N4 W5 FOP=[YR=2019] N10 W20 S10 E11 S4 E1 N4 E8$ W8 S4 W1 N4 W12 S26 E15 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E7 S5 E6 S6 E26 N28 $.

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	0511	GARAGE CB-	0	100	15	24	360.00	SF	40.00	40.00	100	1985	1985	3	41	5,904	

LAND DESCRIPTION

TOTAL OB/XF 5,904

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