LOT 18
WILSON NECK HILLS PB 4/62

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

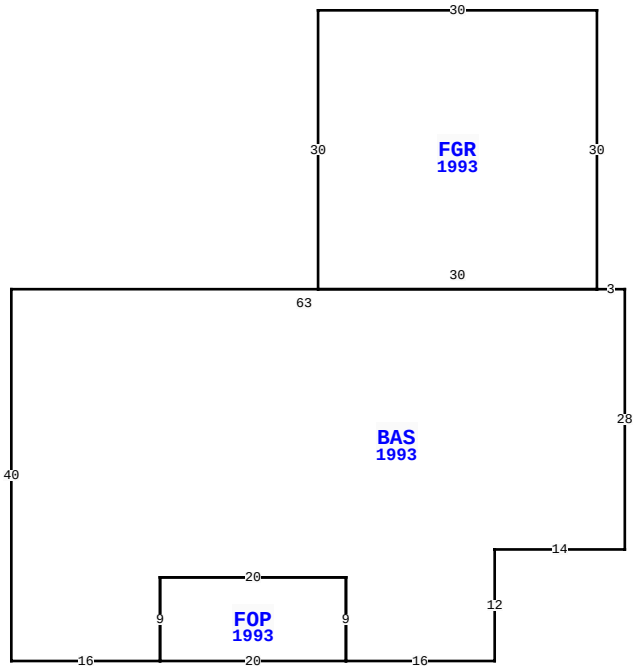
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,292	100	1993	2,292	202,402
FGR	900	55	1993	495	43,712
FOP	180	30	1993	54	4,769
TOTALS	3,372			2,841	250,882

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	114.76	326,033	1989	1994	0	0	0	23.05	76.95

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



85083 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	250,882
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	383,382
SOH/AGL Deduction	1,989
ASSESSED VALUE	381,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,393
TOTAL JUST VALUE	383,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,721

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 $.

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
3	0860	POOL/SPA	0	0	15	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0	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 04/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS