PARCEL 23-1 & 23-3
IN OR 2833/567

CAMPBELL BRITTNIE & JAMES II
86071 JONES RD
YULEE, FL 32097

2026

51-3N-27-0000-0023-0010

BUILDING CHARACTERISTICS

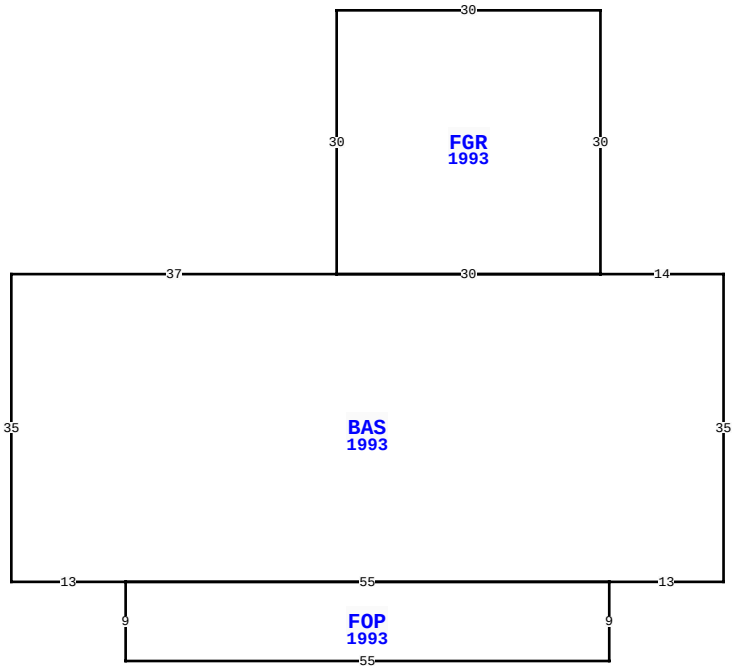
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100	1993	2,835	208,565
FGR	900	55	1993	495	36,416
FOP	495	30	1993	148	10,888
TOTALS	4,230			3,478	255,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,478	109.4800	114.95	399,796	1973	1973	0	0	0	36.00	64.00

1 SINGLE FAM 100% - 2026 Heated Area: 2835 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

86071 JONES RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,869
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,900
TOTAL MARKET VALUE		328,769
SOH/AGL Deduction		0
ASSESSED VALUE		328,769
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,358
TOTAL JUST VALUE		328,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2833/567	12/01/2025	WD	Q	I	01	349,000
GRANTOR: WICKHAM JENNIFER STEL						
GRANTEE: CAMPBELL BRITTNIE &						
2671/1545	10/04/2023	QC	U	I	11	126,000
GRANTOR: STELMACH JENNIFER K						
GRANTEE: WICKHAM JENNIFER ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W30 W37 S35 E13 E55 E13 N35 $
FGR=[YR=1993;ORIG=-14,0] N30 W30 S30 E30 $
FOP=[YR=1993;ORIG=-68,35] S9 E55 N9 W55 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-	2306.00	114.00	0.81	AC		1.00	1.00	1.00	90,000.00	90,000.00	72,900							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.81 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 07/09/2026 BY SYS