IN OR 886/1874
EX PT IN OR 2318-548 &
2436/1915

ESTES CHARLES M & CAROL J
86023 JONES ROAD
YULEE, FL 32097

2026

51-3N-27-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

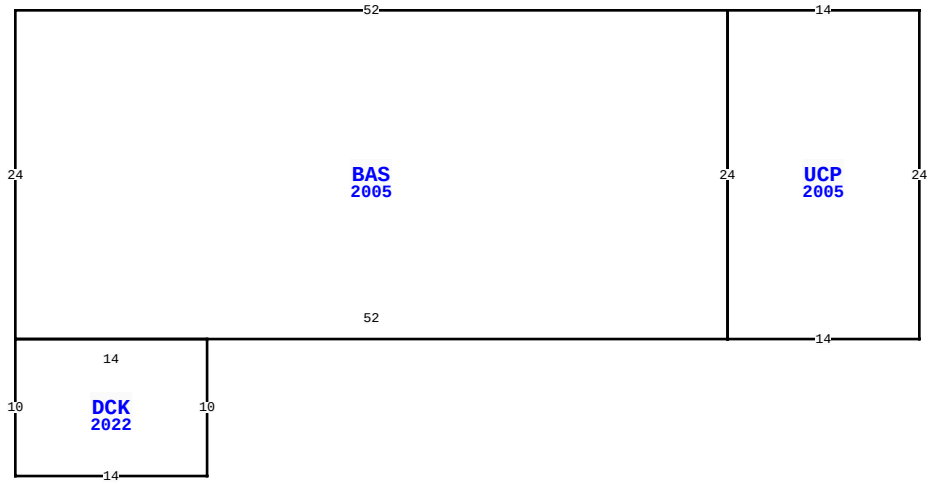
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,248	100	2005	1,248	39,844
DCK	140	15	2022	21	671
UCP	336	20	2005	67	2,139
TOTALS	1,724			1,336	42,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,336	125.2000	106.42	142,177	1988	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2006 Heated Area: 1248 HX Base Yr 2006



86023 JONES RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,653
TOTAL MARKET OB/XF VALUE		12,626
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		206,479
SOH/AGL Deduction		135,237
ASSESSED VALUE		71,242
TOTAL EXEMPTION VALUE	HX HB	46,242
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		206,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6968	MH MOVE-ON	32,694	10/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1219	10/03/2022	QC	U	I	11	100
GRANTOR: ESTES CHARLES M & CAR						
GRANTEE: ESTES CHARLES M & C						
0886/1874	6/14/1999	QC	Q	I	01	100
GRANTOR: ESTES CHARLES M						
GRANTEE: ESTES CHARLES & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2005] W14 BAS=[YR=2005] W52 S24 DCK=[YR=2022] S10 E14 N10 W14$ E52 N24 $ S24 E14 N24 $.

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	0510	GARAGE WD-	0	100	0	0	240.00	SF	35.00	35.00	100	1980	1980	3	20	1,680	
2	0681	POLE SHED	0	100	6	14	84.00	SF	15.00	15.00	100	1980	1980	3	20	252	
3	0681	POLE SHED	0	100	10	16	100.00	SF	15.00	15.00	100	1985	1985	3	20	300	
5	0680	POLE SHED	0	100	12	24	288.00	SF	10.00	10.00	100	1997	1997	3	23	662	
6	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1998	1998	3	20	1,728	
7	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	100	1980	1980	3	20	2,304	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
9	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2022	2022	3	90	3,600	

LAND DESCRIPTION

TOTAL OB/XF 12,626

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-2	0.00	0.00	1.68	AC		1.00	1.00	1.00	90,000.00	90,000.00	151,200							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.68 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/09/2026 BY SYS