PT JOHN LOW MILL GRANT
SEC 51-3N-27E IN OR 1958/852
{R378302 & 378303}

BYARS MARY LYNN
86035 JONES ROAD
YULEE, FL 32097

2026

51-3N-27-0000-0023-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

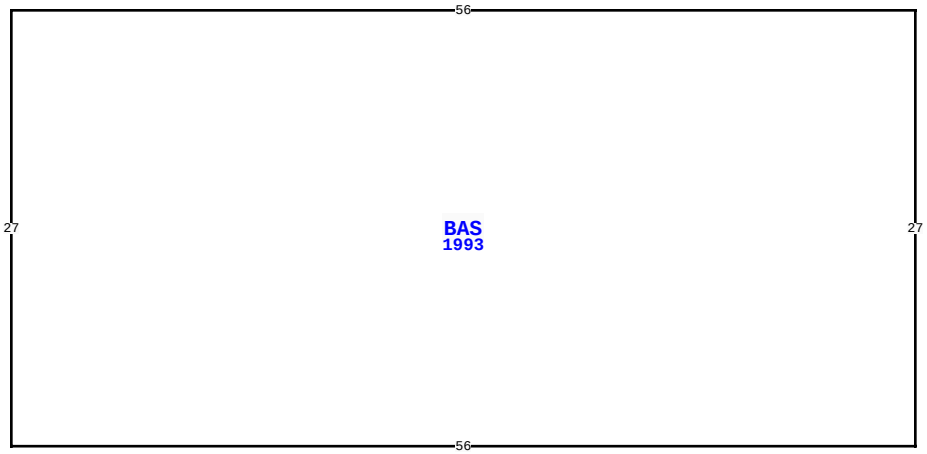
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	49,198
TOTALS	1,512			1,512	49,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	127.6000	108.46	163,992	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2015 Heated Area: 1512 HX Base Yr 2015



86035 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		49,198
TOTAL MARKET OB/XF VALUE		10,832
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		125,030
SOH/AGL Deduction		75,650
ASSESSED VALUE		49,380
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		19,380
TOTAL JUST VALUE		125,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,432

1989 HORT _ R378302 & 378303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5381	FOUNDATION	0	12/15/1988
5585	NEW CONSTR	0	12/15/1988
3333	NEW CONSTR	0	12/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2219/0997	8/21/2018	QC	U	I	11	100
GRANTOR: CARTER JASPER JAMES						
GRANTEE: BYARS MARY LYNN						
2219/1000	7/30/2018	QC	U	I	11	100
GRANTOR: CARTER SHAUN CARROLL						
GRANTEE: BYARS MARY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27$.

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
2	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	1984	1984	3	20	2,520	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
5	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1982	1982	3	32.5	8,112	
6	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 10,832

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	0007	RSF-	2100.00	115.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS