LOT 1
MEADOWFIELD BLUFFS PB 5/105

BAUERLE DONALD L & PATRICIA A
86031 SAN SCHELL LANE
YULEE, FL 32097

2023

38-2N-27-1330-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

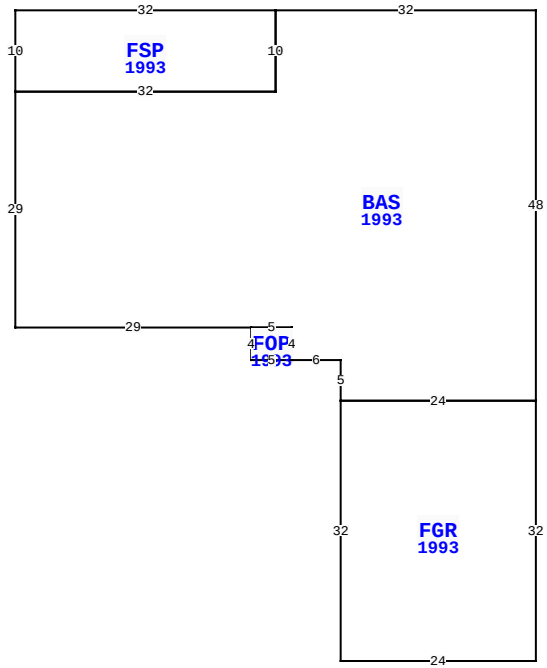
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,416	100	2,416	200,946
FGR	768	55	422	35,099
FOP	20	30	6	499
FSP	320	40	128	10,646
TOTALS	3,524		2,972	247,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,972	118.9100	107.32	318,955	1992	1992	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2416 HX Base Yr 2021



86031 SAN SCHELL LN, YULEE

BLD DATE	10/18/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,478
TOTAL MARKET OB/XF VALUE		18,680
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		434,158
SOH/AGL Deduction		60,296
ASSESSED VALUE		373,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,862
TOTAL JUST VALUE		434,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007173	GARAGE	18,000	05/01/2000
7992	NEW CONSTR	122,150	04/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1262	4/06/2020	WD	Q	I	02	385,000
GRANTOR: THIGPEN DANIEL						
GRANTEE: BAUERLE DONALD L &						
2240/0261	11/04/2018	FJ	U	I	11	0
GRANTOR: THIGPEN DOROTHY L EST						
GRANTEE: THIGPEN DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FSP=[YR=1993] W32 S10 E32 N10$ S10 W32 S29 E29 FOP=[YR=1993] S4 E5 N4 W5$ E5 S4 E6 S5 FGR=[YR=1993] S32 E24 N32 W24$ E24 N48$.

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	0811	CONCRETE B	0	100	0	0	888.00	SF	5.20	5.20	100	1992	1992	3	66	3,048	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
4	0300	BOAT DCK W	0	100	0	0	476.00	SF	40.00	40.00	100	1993	1993	3	20	3,808	
5	0511	GARAGE CB-	0	100	12	10	120.00	SF	40.00	40.00	100	1995	1995	3	72	3,456	
6	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	100	1995	1995	3	72	711	
7	0351	CARPORT MT	0	100	16	20	320.00	SF	10.00	10.00	100	1995	1995	3	20	640	
8	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2000	2000	3	80	562	
10	0681	POLE SHED	0	100	15	10	150.00	SF	15.00	15.00	100	2001	2001	3	30	675	
11	0803	ASPHALT C	0	100	0	0	3,190.00	SF	2.00	2.00	100	2000	2000	3	50	3,190	

LAND DESCRIPTION

TOTAL OB/XF 18,680

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	000130	C	SFR WATER	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	200,000.00	160,000.00	160,000							

REVIEW DATE 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

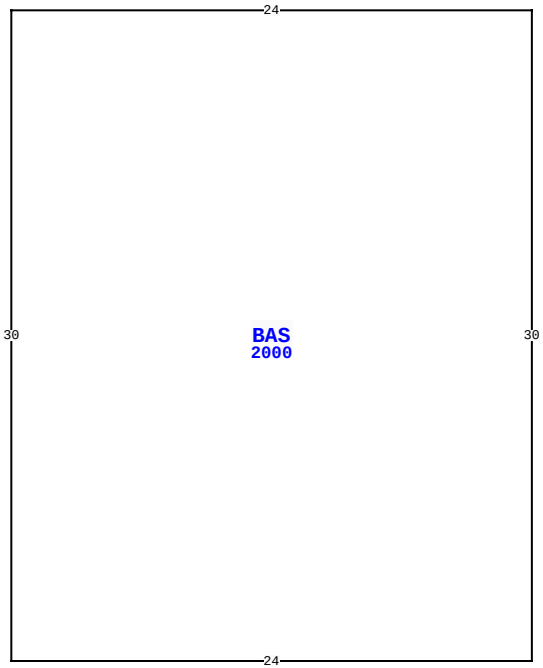
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,288
TOTALS	720		720	8,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	50.6000	17.71	12,751	2000	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 2021 Heated Area: 720 HX Base Yr 2021



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GRANTOR: THIGPEN DOROTHY L EST						
GRANTEE: THIGPEN DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS