

LOT 29
ESMT OR 1217/20
MEADOWFIELD BLUFFS PB 5/105

SIMMONS PETER & SUEZAHN
86245 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2023

38-2N-27-1330-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4056.00

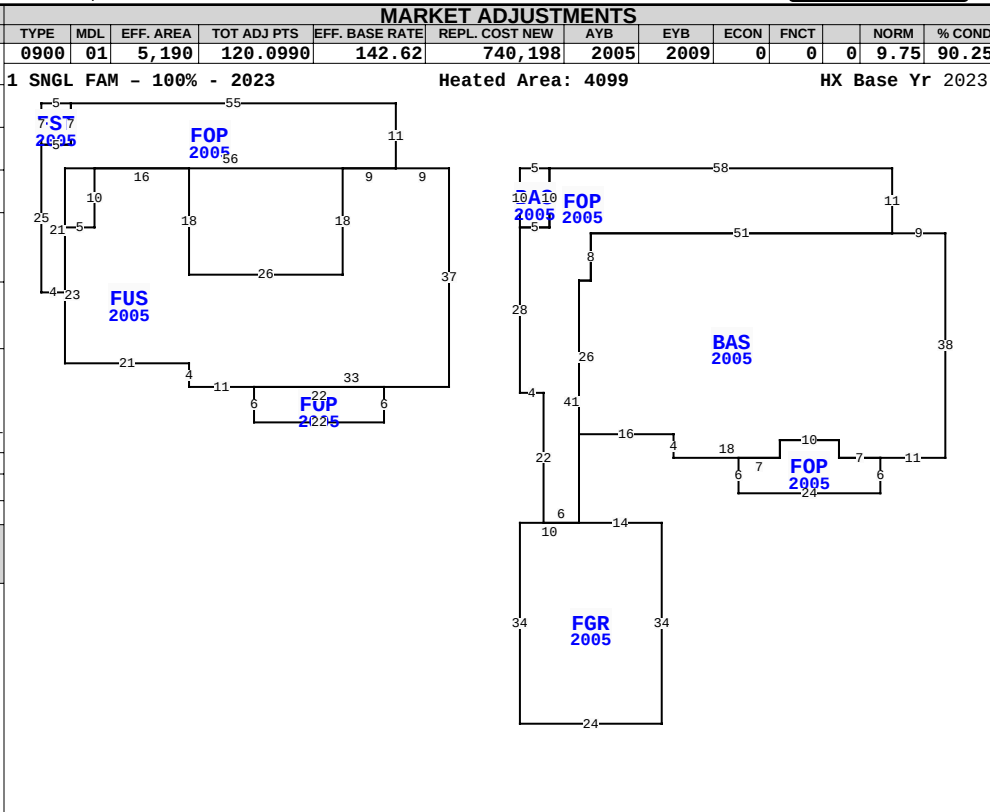
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100	50	6,436
BAS	2,246	100	2,246	289,093
FGR	816	55	449	57,792
FOP	132	30	40	5,149
FOP	174	30	52	6,693
FOP	709	30	213	27,416
FOP	1,061	30	318	40,931
FST	35	55	19	2,446
FUS	1,803	100	1,803	232,072
TOTALS	7,026		5,190	668,029

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
5	0502	FP-CUSTOM	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2005	2005	3	90	9,000	
8	0855	CONC PAVR	0 100	0	0	5,667.00	SF	10.00	10.00	100	2005	2005	3	87	49,303	
9	0920	CWALL-WD/M	0 100	0	0	117.00	LF	390.00	390.00	100	2005	2005	3	27	12,320	
10	0680	POLE SHED	0 100	12	16	192.00	SF	10.00	10.00	100	2005	2005	3	44	845	
11	0300	BOAT DCK W	0 100	0	0	372.00	SF	40.00	40.00	100	2005	2005	3	44	6,547	
12	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	2005	2005	3	27	194	
13	0303	FLT DOCK W	0 100	16	10	160.00	SF	26.00	26.00	100	2005	2005	3	44	1,830	
14	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	405	
15	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	27	675	
17	1242	WD DECK A	0 100	0	0	40.00	SF	10.00	10.00	100	2005	2005	3	27	108	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	200,000.00	200,000.00	200,000							



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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 81,227

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	200,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		668,029
TOTAL MARKET OB/XF VALUE		105,147
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		973,176
SOH/AGL Deduction		38,463
ASSESSED VALUE		934,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		884,713
TOTAL JUST VALUE		973,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,042,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213211	REPAIR/RRF	8,780	11/01/2012
B0412549	NEW CONSTR	700,000	02/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0511	3/15/2022	WD	Q	I	01	1,185,000

GRANTOR: BAKER JOHN G

GRANTEE: SIMMONS PETER & SUE

2548/0509 2/10/2021 WD U I 16 343,000

GRANTOR: BAKER ANNA J

GRANTEE: BAKER JOHN GARY

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2005] S18 W26 N18 W16 S10 W5 S23 E21 S4 E11
FOP=[YR=2005] S6 E22 N6 W22 \$ E33 N37 W9 FOP=[YR=2005] N11
W55 FST=[YR=2005] W5 S7 E5 N7 \$ S7 W5 S25 E4 N21 E56 \$ W9 \$
PTR= E30 BAS=[YR=2005] E5 FOP=[YR=2005] E58 S11
BAS=[YR=2005] E9 S38 W11 FOP=[YR=2005] S6 W24 N6 E7 N3 E10
S3 E7 \$ W7 N3 W10 S3 W18 N4 W16 N26 E2 N8 E51\$ W51 S8 W2 S41
FGR=[YR=2005] E14 S34 W24 N34 E10\$ W6 N22 W4 N28 E5 N10 \$
S10 W5 N10 \$ W30 \$.

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