

TRACT 32
IN OR 1708/6
ESMT IN OR 489/892

SIMMONS LVG TRUST/SIMMONS LESTER M TRUSTEE
10249 SANCTUARY PLACE
BRYCEVILLE, FL 32009

2023

43-2N-27-4620-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	109,583
FGR	560	55	308	26,043
FOP	48	30	14	1,184
FSP	544	40	218	18,433

TOTALS	2,448		1,836	155,243
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	549.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	
3	0300	BOAT DCK W	0	0	0	0	858.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	0	0006	OR	0.00	0.00	1.09	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,836	108.0000	97.47	178,955	1990	1995	0	0	13.25	86.75
1 SINGLE FAM - 0% - 0 Heated Area: 1296 HX Base Yr											
FSP 1993 FGR 1993 FOP 1993 BAS 1993											

BLD DATE	02/26/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85318 BLACKMON RD, YULEE				

TOTAL OB/XF											
23,576											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			155,243
TOTAL MARKET OB/XF VALUE			23,576
TOTAL LAND VALUE - MARKET			109,000
TOTAL MARKET VALUE			287,819
SOH/AGL Deduction			55,172
ASSESSED VALUE			232,647
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			232,647
TOTAL JUST VALUE			287,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8782	ADDITION	26,444	03/23/1993
6251	NEW CONSTR	48,238	01/24/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1708/0006	9/02/2010	WD U	I	I	30
GRANTOR: SIMMONS LESTER M & LI					
GRANTEE: SIMMONS LESTER M &					
1048/0639	4/05/2002	WD U	I	I	05
GRANTOR: LYNCKER GEORGE N & CL					
GRANTEE: SIMMONS LESTER M &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W68 S8 FGR=[YR=1993] S28 E20 BAS=[YR=1993] E12FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 S4 E24 N28 W48 S28\$ N28 W20\$ E68 N8\$.											