

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

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

2024

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	114,687
FGR	560	55	308	27,256
FOP	48	30	14	1,239
FSP	544	40	218	19,292
TOTALS	2,448		1,836	162,473

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	30.00	30.00	
3	0300	BOAT DCK W	0	0	0	0	500.00	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	102.60	188,374	1990	1995	0	0	13.75	86.25
1 SINGLE FAM - 0% - 0 Heated Area: 1296 HX Base Yr											
68 8 20 28 28 12 4 4 24 68 FSP 1993 FGR 1993 BAS 1993 FOP 1993											
BLD DATE 02/26/2015 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE											

85318 BLACKMON RD, YULEE											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		162,473	
TOTAL MARKET OB/XF VALUE		14,475	
TOTAL LAND VALUE - MARKET		109,000	
TOTAL MARKET VALUE		285,948	
SOH/AGL Deduction		30,036	
ASSESSED VALUE		255,912	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		255,912	
TOTAL JUST VALUE		285,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,819	

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	SALE PRICE	
1708/0006	9/02/2010	WD U	I	I	30	100	
GRANTOR: SIMMONS LESTER M & LI							
GRANTEE: SIMMONS LESTER M &							
1048/0639	4/05/2002	WD U	I	I	05	101,000	
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\$.											