LOT 1
MEADOWFIELD BLUFFS PB 5/105

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

2025

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

BUILDING CHARACTERISTICS

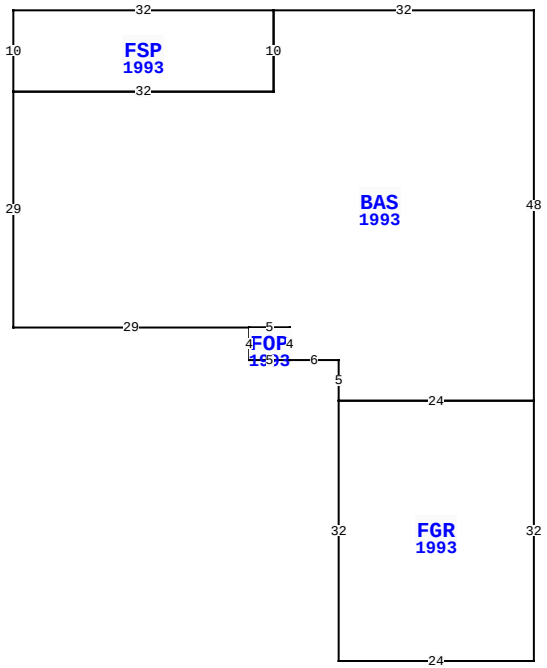
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,416	100	1993	2,416	262,125
FGR	768	55	1993	422	45,785
FOP	20	30	1993	6	651
FSP	320	40	1993	128	13,887
TOTALS	3,524			2,972	322,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,972	107.5830	142.01	422,054	1992	1992	0	0	0	23.60	76.40

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



86031 SAN SCHELL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

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	62	2,863	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0300	BOAT DCK W	0	100	0	0	476.00	SF	40.00	40.00	100	1993	1993	3	20	3,808	
4	0511	GARAGE CB-	0	100	12	10	120.00	SF	40.00	40.00	100	1995	1995	3	68	3,264	
5	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	100	1995	1995	3	68	672	
6	0351	CARPORT MT	0	100	16	20	320.00	SF	10.00	10.00	100	1995	1995	3	20	640	
7	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2000	2000	3	77	541	
8	0681	POLE SHED	0	100	15	10	150.00	SF	15.00	15.00	100	2001	2001	3	28	630	
9	0803	ASPHALT C	0	100	0	0	3,190.00	SF	2.00	2.00	100	2000	2000	3	50	3,190	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,942
TOTAL MARKET OB/XF VALUE		18,058
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		551,500
SOH/AGL Deduction		155,255
ASSESSED VALUE		396,245
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,523
TOTAL JUST VALUE		551,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,064

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$.

LAND DESCRIPTION

TOTAL OB/XF 18,058

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	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 06/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS

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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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

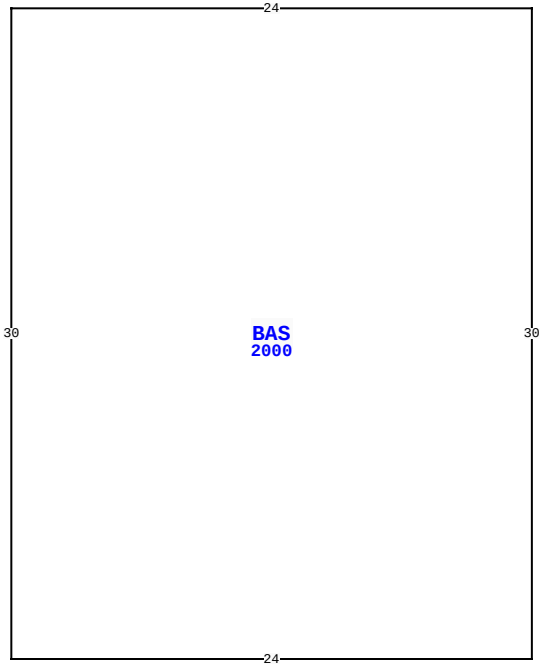
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2000	720	8,493
TOTALS	720			720	8,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	53.1300	19.66	14,155	2000	2000	0	0	0	40.00	60.00

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



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NASSAU COUNTY PROPERTY

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GRANTEE: THIGPEN DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS