PT E WATERMAN MILL GRANT
SEC'S 44-2N-27E & 50-3N-27E
IN OR 1932/23 & OR 1976/1945

SIMMONS MARCEIL B
86143 STILL QUARTERS RD
YULEE, FL 32097

2025

44-2N-27-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

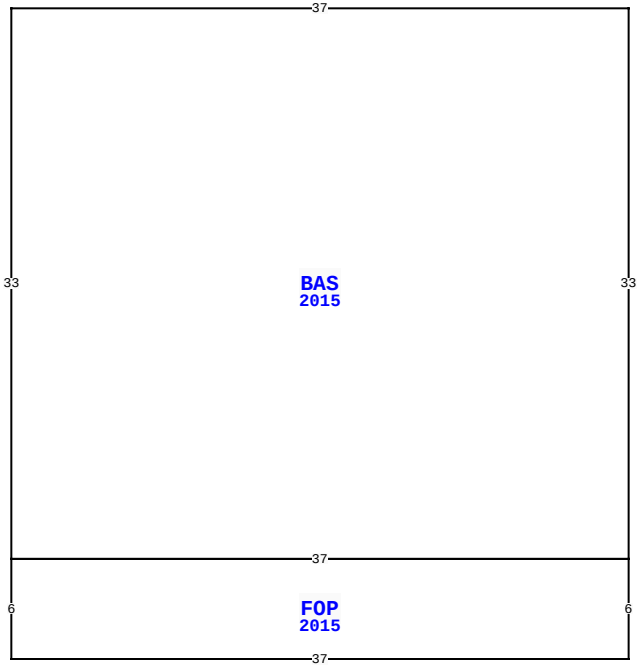
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	2015	1,221	135,314
FOP	222	30	2015	67	7,425
TOTALS	1,443			1,288	142,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	115.4400	115.44	148,687	2015	2015	0	0	0	4.00	96.00

2 SINGLE FAM – 100% - 2016 Heated Area: 1221 HX Base Yr 2016



86143 STILL QUARTERS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,827
TOTAL MARKET OB/XF VALUE		4,920
TOTAL LAND VALUE - MARKET		96,900
TOTAL MARKET VALUE		253,647
SOH/AGL Deduction		130,881
ASSESSED VALUE		122,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,044
TOTAL JUST VALUE		253,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008916	OWNER	23,184	09/25/2020
B1530727	CO ISSUED	0	11/05/2015
B1530727	NEW CONSTR	140,329	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1976/1945	4/28/2015	QC	U	V	11	100
GRANTOR: SIMMONS RUSSELL G						
GRANTEE: SIMMONS MARCEIL B						
1932/0023	8/11/2014	QC	U	V	11	100
GRANTOR: SIMMONS RUSSELL G						
GRANTEE: SIMMONS MARCEIL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W37 S33 FOP=[YR=2015] S6 E37 N6 W37$ E37 N33$.

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	0351	CARPORT MT	0	100	24	25	600.00	SF	10.00	10.00	100	2019	2019	3	82	4,920	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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	000100	C	RES	100		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,900							

REVIEW DATE 07/30/2024 BY KWA Total Acres: 1.14 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/30/2025 BY SYS

PT E WATERMAN MILL GRANT
SEC'S 44-2N-27E & 50-3N-27E
IN OR 1932/23 & OR 1976/1945

SIMMONS MARCEIL B
86143 STILL QUARTERS RD
YULEE, FL 32097

2025

44-2N-27-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

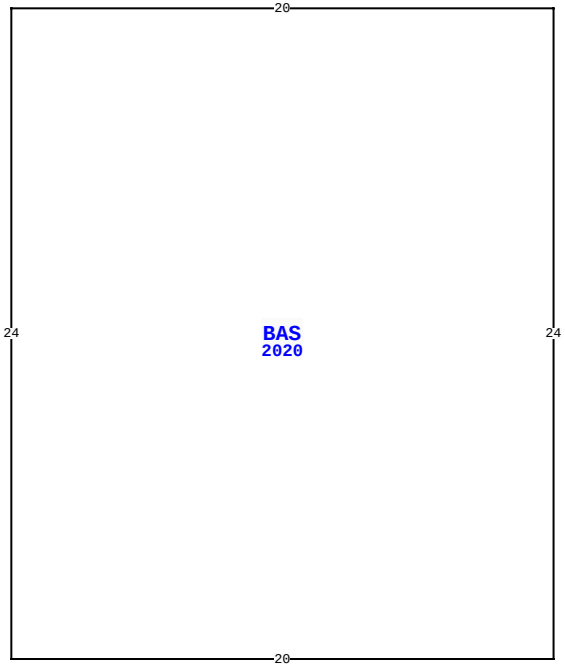
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2020	480	9,087
TOTALS	480			480	9,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	53.2950	19.72	9,466	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2016 Heated Area: 480 HX Base Yr 2016



86143 STILL QUARTERS RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1932/0023	8/11/2014	QC	U	V	11	100
GRANTOR: SIMMONS RUSSELL G						
GRANTEE: SIMMONS MARCEIL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S24 E20 N24$.

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 07/30/2024 BY KWA Total Acres: 1.14 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/30/2025 BY SYS