

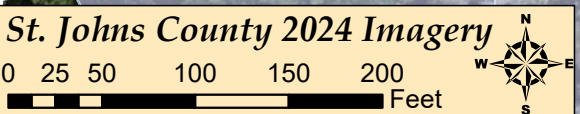
Bailey Ranch Northern Lots

Julington Creek

Bishop Estates Rd

St. Johns County 2024 Imagery

0 25 50 100 150 200 Feet

A scale bar showing distances from 0 to 200 feet in increments of 25. To the right of the scale bar is a compass rose with cardinal directions N, S, E, and W.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0062600000
Location Address	2177 BISHOP ESTATES RD SAINT JOHNS 32259-0000
Neighborhood	Bishop Estates (CRKFR) 1984 & Older (56.26)
Tax Description*	5-33 BISHOP ESTS UT 1 LOT 27 OR2160/1657 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Bishop Estates
Sec/Twp/Rng	49-4-27
District	County (District 300)
Millage Rate	12.5415
Acreage	1.510
Homestead	N

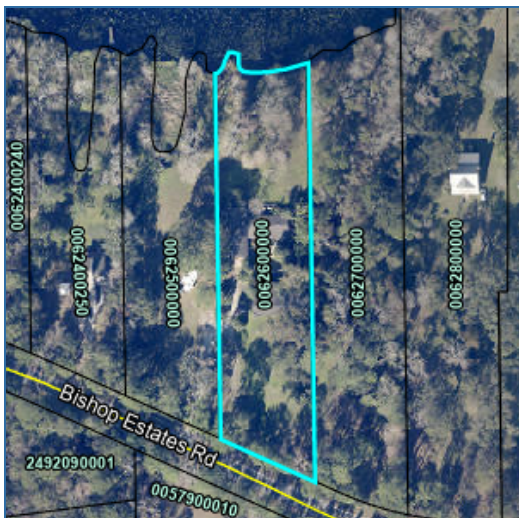
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Creekside Investments LLC 100%
Mailing Address	2202 BISHOP ESTATES RD SAINT JOHNS, FL 32259-3019

Map



Valuation Information

	2025
Building Value	\$141,745
Extra Features Value	\$28,800
Total Land Value	\$850,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,020,545
Total Deferred	\$19,214
Assessed Value	\$1,001,331
Total Exemptions	\$0
Taxable Value	\$1,001,331

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$144,147	\$13,600	\$850,000	\$0	\$0	\$1,007,747	\$910,301	\$97,446	\$910,301
2023	\$148,952	\$14,200	\$800,000	\$0	\$0	\$963,152	\$827,546	\$135,606	\$827,546
2022	\$135,526	\$8,269	\$714,000	\$0	\$0	\$857,795	\$752,315	\$105,480	\$752,315
2021	\$139,404	\$8,269	\$536,250	\$0	\$0	\$683,923	\$683,923	\$0	\$683,923
2020	\$134,674	\$8,269	\$536,250	\$0	\$0	\$679,193	\$679,193	\$0	\$679,193
2019	\$129,728	\$7,902	\$536,250	\$0	\$0	\$673,880	\$673,880	\$0	\$673,880
2018	\$217,704	\$17,040	\$430,000	\$0	\$0	\$664,744	\$648,473	\$16,271	\$648,473
2017	\$157,915	\$21,606	\$410,000	\$0	\$0	\$589,521	\$589,521	\$0	\$589,521
2016	\$163,548	\$20,880	\$410,000	\$0	\$0	\$594,428	\$594,428	\$0	\$594,428
2015	\$167,028	\$20,880	\$410,000	\$0	\$0	\$597,908	\$562,250	\$35,658	\$562,250
2014	\$162,506	\$20,880	\$327,750	\$0	\$0	\$511,136	\$511,136	\$0	\$511,136

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$102,636	Roof Structure	Gable Hip
Year Built	1959	Interior Flooring	Carpet, Hardwood
Actual Area	4369	Interior Wall	Drywall
Conditioned Area	2598	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood, Brick 2	Baths	0

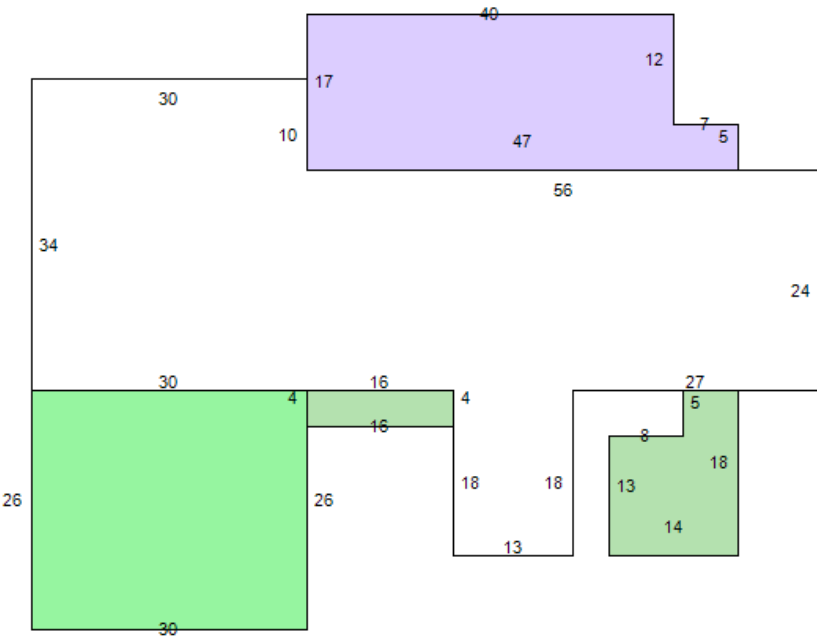
Description	Square Footage
BASE AREA	2598
PATIO/SLAB	212
FINISHED GARAGE	780
FINISHED DECK	715
PATIO/SLAB	64
Total SqFt	4369

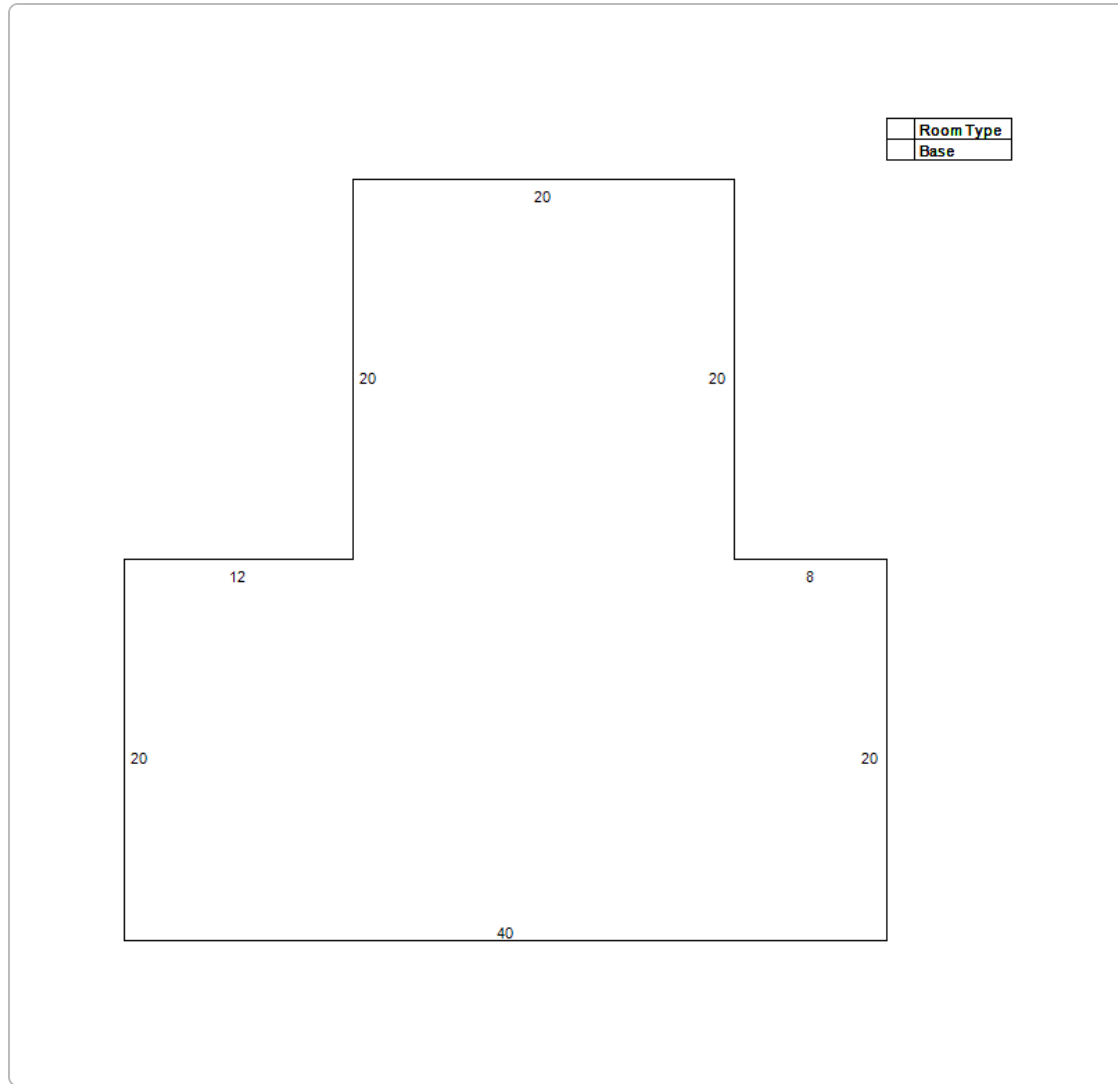
Building	2	Roof Cover	Composite Shingle
Building Value	\$39,109	Roof Structure	Gable Hip
Year Built	1977	Interior Flooring	Carpet
Actual Area	1200	Interior Wall	Drywall
Conditioned Area	1200	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
BASE AREA	1200
Total SqFt	1200

Sketch Information

Room Type
DECK
FINISHED GARAGE
PATIO
Base





Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		28800

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	125	500	125	FF	\$850,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/1/2004	\$100.00	WARRANTY DEED	2160	1657	U	I	BAILEY CLARK W & BAILEY ANGELA T	CREEKSIDE INVESTMENTS LLC
	12/31/2003	\$0.00	QUIT CLAIM DEED	2160	1655	U	I	BAILEY COURTNEY A (HER INT)	BAILEY CLARK W & BAILEY ANGELA T (T/C)
	4/25/2001	\$114,000.00	WARRANTY DEED	1600	1123	U	I	BAILEY CLARK W & BAILEY ANGELA T	BAILEY CLARK W,COURTNEY A,ANGELA T BAILEY(TC)
	6/17/1999	\$426,900.00	WARRANTY DEED	1421	20	Q	I	EDMONSTON DONALD WAYNE	BAILEY CLARK W & BAILEY ANGELA T (T/C)
	10/17/1993	\$100.00	WARRANTY DEED	1015	1295	U	I	BAILEY STUART J MD TRUSTEE ETAL	EDMONSTON DONALD WAYNE
	7/1/1993	\$100.00	WARRANTY DEED	1000	1372	U	I	BAILEY S JOSEPH	BAILEY STUART J MD TRUSTEE ETAL
	7/1/1993	\$128,000.00	WARRANTY DEED	1000	1371	U	I	BAILEY S JOSEPH	BAILEY S JOSEPH

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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G E O S P A T I A L



Land Acquisition & Management Program

Land Acquisition and Management Program (LAMP) Conservation Board

Conceptual Management Plan (Approved by the LAMP Board)

Property Name:	Northern Lots- Bailey Ranch Preserve at Julington Creek - Bishop Estates Road
Parcel Number:	006250-0000, 006260-0000
Address:	2147 and 2177 Bishop Estates Road
Property Description:	Residential lots located on Julington Creek, 2147 is vacant and 2177 on the east has two structures. 2202 Bishop Estates is a 67 acre working ranch that will be acquired as a companion property through the Rural and Family Lands Program. Combined 2.77 acres. Properties are acquired as a single acquisition.
Purpose/Goals of Acquisition:	Acquiring land through the Land Acquisition Management Program (LAMP) could facilitate the preservation of open spaces, trees, and diverse passive recreational activities and amenities. These parcels could provide passive recreation and water access to Julington Creek. Acquiring this land presents the County with the opportunity to repurpose existing structures on the site, utilizing existing structures to promote environmental awareness and education.
Management Objectives and Methods:	The County aims to provide public access, fostering a range of educational and recreational opportunities. Programming and facility development, will focus on sustainability, guiding efforts towards environmentally responsible practices. Near term management will include the upkeep and renovation of structures for educational and recreational purposes. Seek opportunities to restore wetland and upland buffer areas along the creek.
Proposed Infrastructure/Improvements:	Access from Bishop Estates Road, Parking Improvements, access to Julington Creek (kayak launch or similar access), pavilions, drainage improvements, septic to sewer if possible and waterway access. Adaptive reuse of existing structures for office space and educational purposes.
Additional Information and Justifications:	Replaces the canoe/kayak launch at Alpine Goves Park, roughly 4 miles upriver. Provides calm water access on Julington Creek for a variety of waterbased uses. Opportunity for fishing/access pier.