

PT OF LOT 172  
IN OR 2098/908 (EX PT IN  
OR 710/1196 & PT IN R/W)

REWA BRENT L & KATHERINE L  
87132 KIPLING DR  
YULEE, FL 32097

2023

00-00-31-134B-0172-0010



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 02 SHED 100       |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 11 CLAY TILE 60   |
| Interior Floo            | 13 LVT/LAMNT 40   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 4 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 100            |
| Units                    | 0 100             |

|                  |                     |
|------------------|---------------------|
| Quality          | 04 Quality Level 04 |
| DOR CODE         | 0100 SINGLE FAMILY  |
| MAP NUM          | MKT AREA 01         |
| NEIGHBORHOOD/LOC | 1041.00             |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 80               | 100         | 80           | 15,688               |
| BAS       | 1,630            | 100         | 1,630        | 319,649              |
| FGR       | 887              | 55          | 488          | 95,699               |
| FOP       | 180              | 30          | 54           | 10,590               |
| FOP       | 320              | 30          | 96           | 18,826               |
| FST       | 30               | 55          | 16           | 3,137                |
| FST       | 361              | 55          | 199          | 39,025               |
| FUS       | 1,402            | 100         | 1,402        | 274,937              |
| UOP       | 78               | 20          | 16           | 3,137                |
| TOTALS    | 4,968            |             | 3,981        | 780,688              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 1              | 0810 CONCRETE A |

| LAND DESCRIPTION |              |
|------------------|--------------|
| L N              | USE CODE     |
| 1                | 000100 C SFR |

| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                | 11  | 3,981     | 139.7088    | 199.09         | 792,577        | 2019 | 2019 | 0    | 0    | 1.50 | 98.50  |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3112   |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |      |        |
| FOP 2019            |     |           |             |                |                |      |      |      |      |      |        |
| BAS 2019            |     |           |             |                |                |      |      |      |      |      |        |
| FST 2019            |     |           |             |                |                |      |      |      |      |      |        |
| FGR 2019            |     |           |             |                |                |      |      |      |      |      |        |
| BAS 2019            |     |           |             |                |                |      |      |      |      |      |        |
| FUS 2019            |     |           |             |                |                |      |      |      |      |      |        |
| JOF 2019            |     |           |             |                |                |      |      |      |      |      |        |

| BLD DATE                             |  |
|--------------------------------------|--|
| XF DATE                              |  |
| INC DATE                             |  |
| LGL DATE                             |  |
| LAND DATE                            |  |
| AG DATE                              |  |
| 932 N FLETCHER AVE, FERNANDINA BEACH |  |

| TOTAL OB/XF |  |
|-------------|--|
| 3,964       |  |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 780,688   |
| TOTAL MARKET OB/XF VALUE  | 3,964     |
| TOTAL LAND VALUE - MARKET | 231,000   |
| TOTAL MARKET VALUE        | 1,015,652 |
| SOH/AGL Deduction         | 139,179   |
| ASSESSED VALUE            | 876,473   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 876,473   |
| TOTAL JUST VALUE          | 1,015,652 |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 897,800   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20180714   | CO ISSUED   | 0       | 03/20/2019 |
| 20180714   | NEW CONSTR  | 469,391 | 02/28/2018 |

| SALES DATA                    |           |
|-------------------------------|-----------|
| OFF RECORD Number             | DATE      |
| 2098/0908                     | 1/31/2017 |
| GRANTOR: ANDERSON MICHAEL C & |           |
| GRANTEE: REWA BRENT L & KATH  |           |
| 1865/0714                     | 5/29/2013 |
| GRANTOR: ALLEN RICHARD J JR & |           |
| GRANTEE: ANDERSON MICHAEL C   |           |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                            |  |
|----------------------------------------------------------------|--|
| FOP=[YR=2019] W32 S10 FGR=[YR=2019] S17 E4 S28 E11             |  |
| BAS=[YR=2019] E6 N6 W1 N11 W4 S11 W1 S6\$ N6 E1 N11 E4 S11 E1  |  |
| S6 E11 N26 FST=[YR=2019] N19 W21 S4 E2 S11 E2 S4 E17\$ W17 N4  |  |
| W2 N11 W2 N4 W11\$ E32 N10\$ PTR= E15 BAS=[YR=2019] E32 S29    |  |
| FST=[YR=2019] S5 W6 N5 E6\$ W6 S5 E6 S21 W11 S2 W6 N2 W11 N28  |  |
| W4 N27\$ W15\$ PTR=E60 FUS=[YR=2019] E14 FOP=[YR=2019] E18 S10 |  |
| W18 N10\$ S10 E18 S45 W11 S2 W6 N2 W5 UOP=[YR=2019] W6N13 E6   |  |
| S13\$ N13 W6 N15 W4 N27\$W60\$ .                               |  |