LOT 5
IN OR 1877/70
BELLS RIVER ESTATE #1 PB 7/90

AMERICAN HOMES 4 RENT PROPERTIES SIX LLC/
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

37-3N-27-0134-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

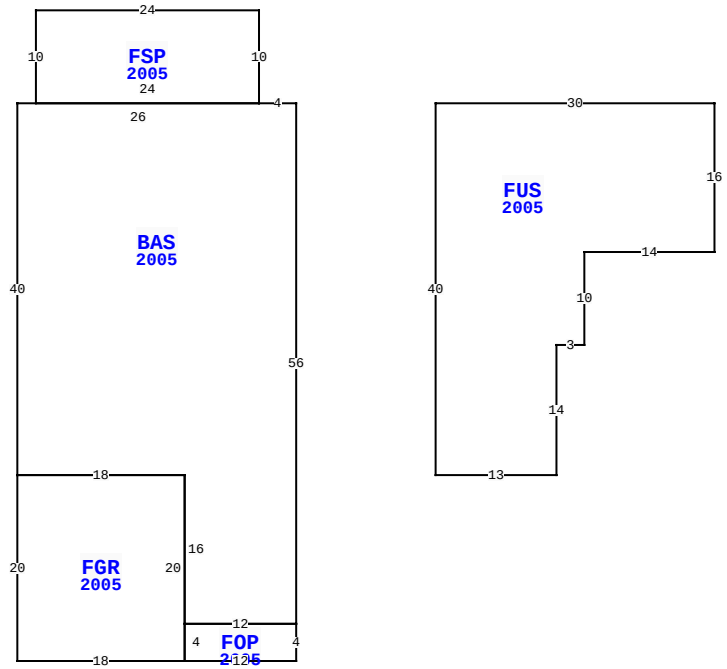
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4055.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	121,713
FGR	360	55	198	17,313
FOP	48	30	14	1,224
FSP	240	40	96	8,394
FUS	822	100	822	71,873
TOTALS	2,862		2,522	220,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	105.8880	95.56	241,002	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2214 HX Base Yr



87211 KIPLING DR, YULEE

BLD DATE	04/04/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	220,517
TOTAL MARKET OB/XF VALUE	3,663
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	269,180
SOH/AGL Deduction	51,722
ASSESSED VALUE	217,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,458
TOTAL JUST VALUE	269,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515355	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0070	9/03/2013	CT	U	I	18	120,100
GRANTOR: CLERK OF COURT						
GRANTEE: ANERICAN HOMES 4 RE						
1380/0842	1/10/2006	WD	U	I	21	191,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: SCHAAK NEIL T & EUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W24 S 10 E 24$ W26 S40 FGR=[YR=2005] S20 E 18 FOP=[YR=2005] E12 N4 W12 S4$ N20 W18$ E18 S16 E12 N56$ PTR=[YR=2005] E15 FUS=[YR=2005] E30 S16 W14 S10 W3 S14 W13 N40$ W15$.

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	0	0	0	669.00	SF	5.20	5.20	100	2005	2005	3	87	3,027	
2	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	2007	2007	3	89	636	

LAND DESCRIPTION

TOTAL OB/XF 3,663

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	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS