LOT 8
IN OR 1727/575
BELLS RIVER ESTATE #1 PB 7/90

EDWARDS ALISHA
87177 KIPLING DRIVE
YULEE, FL 32097

2023

37-3N-27-0134-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

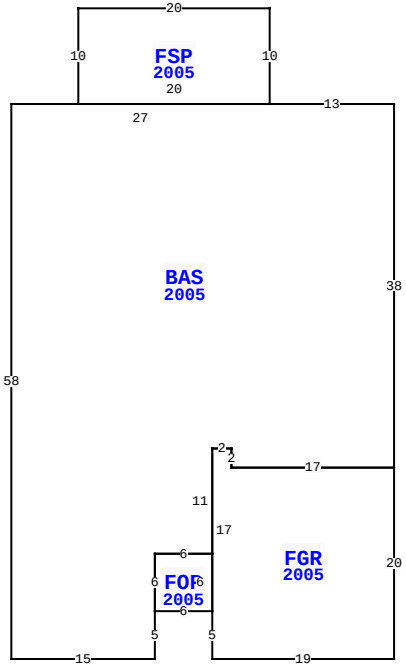
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4055.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	161,934
FGR	384	55	211	18,272
FOP	36	30	11	953
FSP	200	40	80	6,927
TOTALS	2,490		2,172	188,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	104.8600	94.64	205,558	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1870 HX Base Yr 2006



87177 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		188,086
TOTAL MARKET OB/XF VALUE		3,036
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		236,122
SOH/AGL Deduction		93,560
ASSESSED VALUE		142,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,562
TOTAL JUST VALUE		236,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515683	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1727/0575	3/03/2011	QC	U	I	11	100
GRANTOR: EDWARDS ROBERT V						
GRANTEE: EDWARDS ALISHA						
1383/1876	1/24/2006	WD	U	I	21	165,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: EDWARDS ROBERT V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E19 N20 W17 N2 W2 S17$ N6 W6 S6$ N6 E6 N11 E2 S2 E17 N38$.

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	671.00	SF	5.20	5.20	100	2005	2005	3	87	3,036	

LAND DESCRIPTION

TOTAL OB/XF 3,036

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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS