

LOT 14
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

HARTMAN MELINDA/HARTMAN COLLIN ET AL
87002 KIP LN
YULEE, FL 32097

2023

37-3N-27-0134-0014-0000



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 70
Interior Floo	08	SHT VINYL 30
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	1,416	100	1,416	115,200
FGR	400	55	220	17,899
FOP	12	30	4	326
FSP	180	40	72	5,858
FUS	1,714	100	1,714	139,443

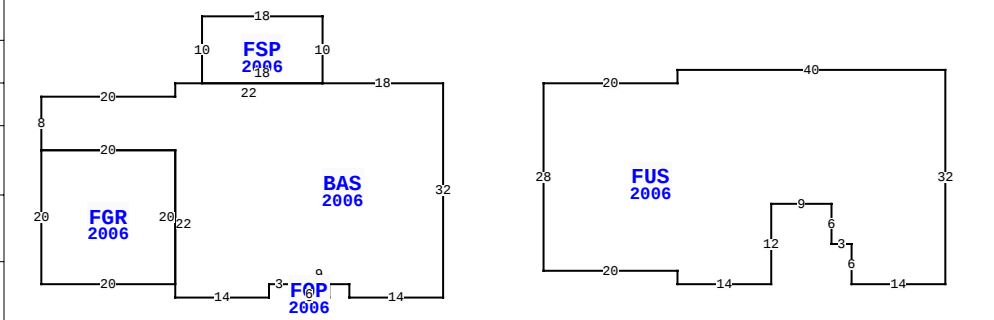
TOTALS	3,722		3,426	278,724
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	741.00	SF	5.20
3	1242	WD DECK A	0	100	0	0	281.00	SF	10.00
4	0835	QUARY TILE	0	100	5	4	20.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	05/23/2018	BY	SBX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,426	97.9800	88.43	302,961	2006	2006	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2009 Heated Area: 3130 HX Base Yr 2009											



87002 KIP LN, YULEE

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

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
1	0811	CONCRETE B	0	100	0	0	741.00	SF	5.20	5.20	100	2006	2006	3	88	3,391	
3	1242	WD DECK A	0	100	0	0	281.00	SF	10.00	10.00	100	2011	2011	3	55	1,546	
4	0835	QUARY TILE	0	100	5	4	20.00	SF	10.00	10.00	100	2010	2010	3	92	184	

TOTAL OB/XF										5,121							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres:	0.00	Total Land Value:	45,000	Market:	0	Agricultural:	0	Common:	45,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				278,724	
TOTAL MARKET OB/XF VALUE				5,121	
TOTAL LAND VALUE - MARKET				45,000	
TOTAL MARKET VALUE				328,845	
SOH/AGL Deduction				113,444	
ASSESSED VALUE				215,401	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				160,401	
TOTAL JUST VALUE				328,845	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				304,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15902	NEW CONSTR	0	02/17/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/0162	3/23/2022	QC U	I	11	
GRANTOR: HARTMAN KENNEDY & COL					
GRANTEE: HARTMAN MELINDA					
2468/1872	6/07/2021	FJ U	I	11	100
GRANTOR: HARTMAN JEFFERY L EST					
GRANTEE: HARTMAN MELINDA & K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FSP=[YR=2006] N10 W18 S10 E18\$ W22 S2 W20 S8 FGR=[YR=2006] S20 E20 N20 W20\$ E20 S22 E14 N2 E3 FOP=[YR=2006] S2 E6 N2 W6\$ E9 S2 E14 N32\$ PTR=E15 FUS=[YR=2006] E20 N2 E40 S32 W14 N6 W3 N6 W9 S12 W14 N2 W20 N28\$ W15\$.									