

LOT 18  
CONSERV ESMT PT OR 1299/53  
BELLS RIVER ESTATE #1 PB 7/90

POLLARD STORIE & HASSAUN/POLLARD DONNA L  
87121 KIPLING DR  
YULEE, FL 32097

2023

37-3N-27-0134-0018-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 50  |
| Exterior Wall            | 17 CB STUCCO 50   |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 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       | 1,400            | 100         | 1,400        | 116,036              |
| FGR       | 360              | 55          | 198          | 16,411               |
| FOP       | 16               | 30          | 5            | 414                  |
| FUS       | 1,668            | 100         | 1,668        | 138,248              |
| PTO       | 32               | 5           | 2            | 166                  |

TOTALS 3,476 3,273 271,276

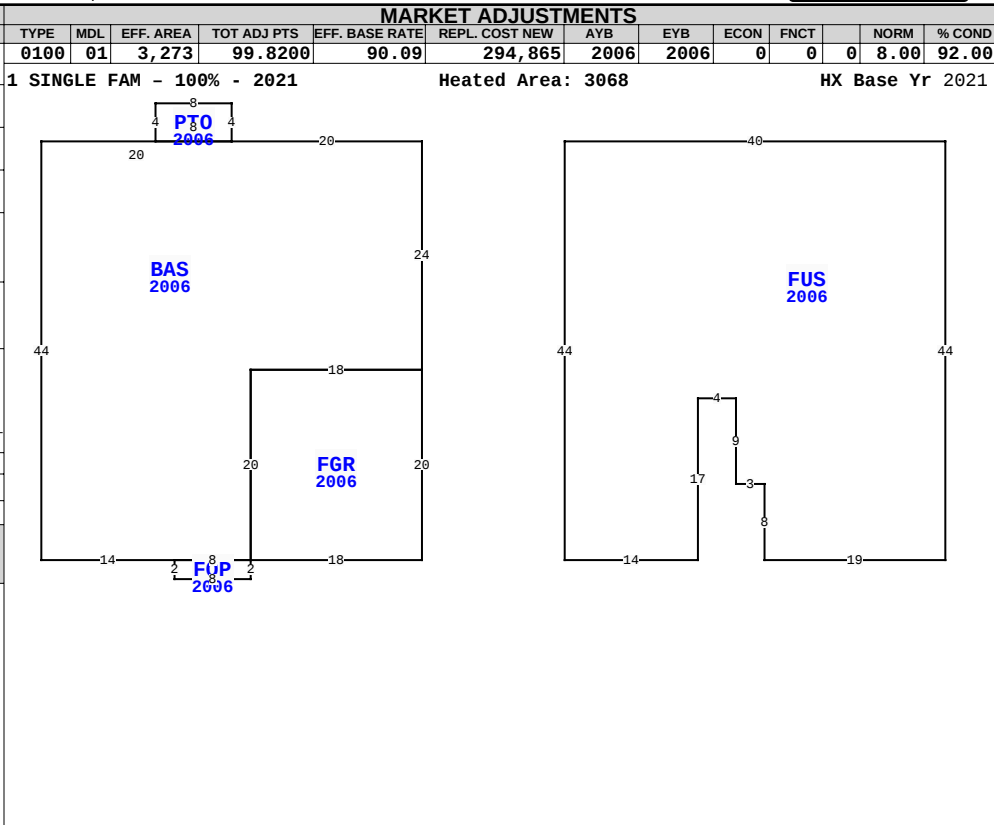
EXTRA FEATURES

| 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   | 691.00 | SF | 5.20  | 5.20           | 100       | 2006    | 2006        | 3 | 88     | 3,162           |       |
| 3   | 1242       | WD DECK A   | 0 100   | 12 12 | 144.00 | SF | 10.00 | 10.00          | 100       | 2008    | 2008        | 3 | 40     | 576             |       |
| 4   | 0858       | SCULP CONC  | 0 100   | 0 0   | 72.00  | SF | 13.00 | 13.00          | 100       | 2008    | 2008        | 3 | 97     | 908             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  |
|-----|----------|-----|----------------------|-----|------|
| 1   | 000100   | C   | SFR                  | 100 | 0003 |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |

REVIEW DATE 05/23/2018 BY SBX



87121 KIPLING DR, YULEE

BLD DATE 04/04/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 4,646 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

NASSAU COUNTY PROPERTY PAGE 1 of 1

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 271,276  |
| TOTAL MARKET OB/XF VALUE  |           | 4,646    |
| TOTAL LAND VALUE - MARKET |           | 45,000   |
| TOTAL MARKET VALUE        |           | 320,922  |
| SOH/AGL Deduction         |           | 92,843   |
| ASSESSED VALUE            |           | 228,079  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 178,079  |
| TOTAL JUST VALUE          |           | 320,922  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 296,914  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| C0516296   | CO ISSUED   | 0   | 10/01/2005 |
| B0516296   | NEW CONSTR  | 0   | 10/01/2005 |

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 2408/1765         | 11/16/2020 | WD        | Q   | I   | 01     | 275,000    |

GRANTOR: LASCHANSKY JEFFREY M

GRANTEE: POLLARD STORIE M &

2105/0910 3/06/2017 WD Q I 01 206,000

GRANTOR: CACCAMISE JOHN

GRANTEE: LASCHANSKY JEFFREY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 PTO=[YR=2006] N4 W8 S4 E8\$ W20 S44 E14  
FOP=[YR=2006] S2 E8 N2 W8\$ E8 FGR=[YR=2006] E18 N20 W18 S20\$  
N20 E18 N24\$ PTR=E15 FUS=[YR=2006] E40 S44 W19 N8 W3 N9 W4  
S17 W14 N44\$ W15\$.

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS