LOT 19
IN OR 1534/1437
CONSERV ESMT PT OR 1299/53

KRAUT KARL W & ANNE M
PSC 22 BOX 980
APO, AE 09421

2023

37-3N-27-0134-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

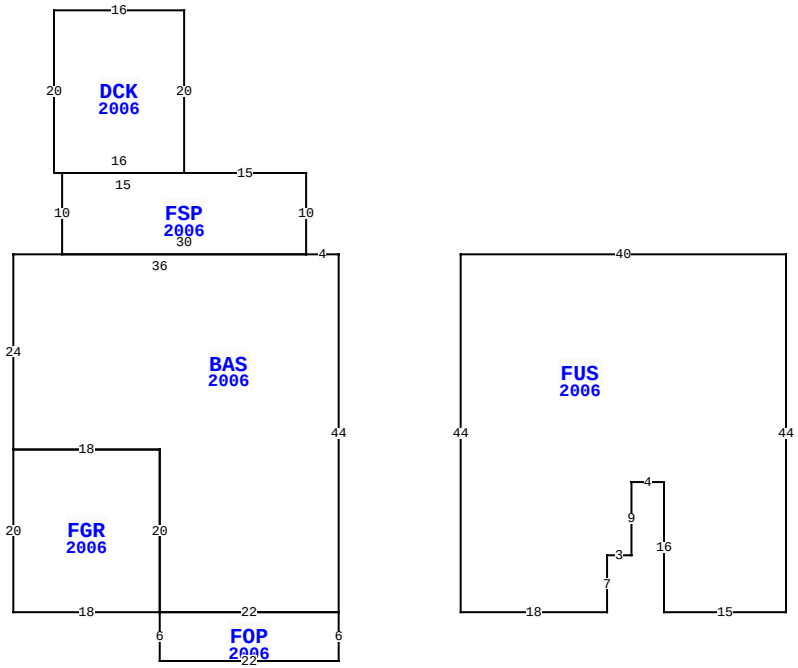
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	119,189
DCK	320	10	32	2,724
FGR	360	55	198	16,857
FOP	132	30	40	3,406
FSP	300	40	120	10,216
FUS	1,675	100	1,675	142,601
TOTALS	4,187		3,465	294,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,465	99.8200	90.09	312,162	2006	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 3075 HX Base Yr



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

87113 KIPLING DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	294,993
TOTAL MARKET OB/XF VALUE	3,551
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	343,544
SOH/AGL Deduction	71,181
ASSESSED VALUE	272,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,363
TOTAL JUST VALUE	343,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005184	ROOF	7,000	07/08/2020
B0617194	SCRN RM	3,000	01/01/2006
C0515859	CO ISSUED	0	10/01/2005
B0515859	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1437	11/07/2007	WD	Q	I		257,500
GRANTOR: NELSON GEORGE A & CHA						
GRANTEE: KRAUT KARL W & ANNE						
1416/0776	6/01/2006	WD	Q	I		258,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: NELSON GEORGE A & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 FSP=[YR=2006] N10 W15 DCK=[YR=2006] N20 W16 S20 E16$ W15 S10 E30$ W36 S24 FGR=[YR=2006] S20 E18 N20 W18$ E18 S20 FOP=[YR=2006] S6 E22 N6 W22$ E22 N44$ PTR= E15 FUS=[YR=2006] E40 S44 W15 N16 W4 S9 W3 S7 W18 N44$ 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	776.00	SF	5.20	5.20	100	2006	2006	3	88	3,551	

LAND DESCRIPTION

TOTAL OB/XF 3,551

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			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