LOT 20
IN OR 2067/1344
CONSERV ESMT PT OR 1299/53

ZARATE JUANA & JAVIER ZARATE AVILA
87105 KIPLING DR
YULEE, FL 32097

2023

37-3N-27-0134-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

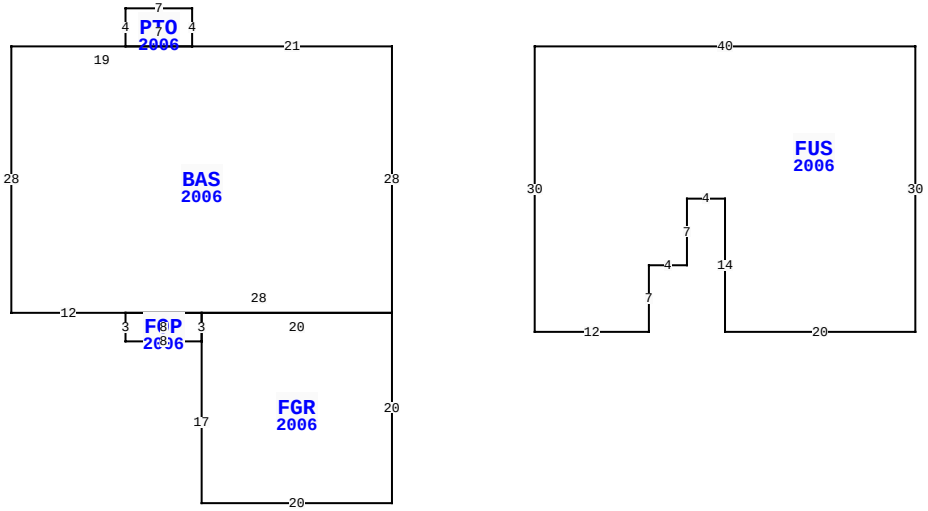
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,120	100	1,120	96,775
FGR	400	55	220	19,009
FOP	24	30	7	604
FUS	1,116	100	1,116	96,430
PTO	28	5	1	86
TOTALS	2,688		2,464	212,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	104.0640	93.92	231,419	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2236 HX Base Yr 2017



87105 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		212,905
TOTAL MARKET OB/XF VALUE		3,249
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		261,154
SOH/AGL Deduction		95,404
ASSESSED VALUE		165,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,750
TOTAL JUST VALUE		261,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516759	CO ISSUED	161,280	09/01/2006
B0516759	NEW CONSTR	161,280	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/1344	8/05/2016	SW	U	I	12	158,500
GRANTOR: J P MORGAN CHASE NA						
GRANTEE: AVILA JAVIER ZARATE						
2047/1272	5/23/2016	CT	U	I	18	136,100
GRANTOR: CLERK OF COURT						
GRANTEE: J P MORGAN CHASE BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 PTO=[YR=2006] N4 W7 S4 E7$ W19 S28 E12 FOP=[YR=2006] S3 E8 FGR=[YR=2006] S17 E20 N20 W20 S3$ N3 W8$ E28 N28$ PTR=E15 FUS=[YR=2006] E40 S30 W20 N14 W4 S7 W4 S7 W12 N30$ 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	100	0	0	710.00	SF	5.20	5.20	100	2006	2006	3	88	3,249	

LAND DESCRIPTION

TOTAL OB/XF 3,249

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