

LOT 23
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

JORDAN JEREMY T & MICHELLE L
87077 KIPLING DR
YULEE, FL 32097

2023

37-3N-27-0134-0023-0000



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
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NEIGHBORHOOD/LOC	4055.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	113,052
FGR	396	55	218	18,069
FOP	132	30	40	3,316
FSP	300	40	120	9,946
FUS	1,658	100	1,658	137,419

TOTALS	3,850	3,400	281,802
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	749.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	76.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT	

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	3,400	99.8200	90.09	306,306	2006	2006	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2021 Heated Area: 3022 HX Base Yr 2021											

87077 KIPLING DR, YULEE	BLD DATE 04/04/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,940											

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3,940											

Total Acres: 0.00	Total Land Value: 47,250	Market: 0	Agricultural: 0	Common: 47,250
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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						281,802					
TOTAL MARKET OB/XF VALUE						3,940					
TOTAL LAND VALUE - MARKET						47,250					
TOTAL MARKET VALUE						332,992					
SOH/AGL Deduction						96,567					
ASSESSED VALUE						236,425					
TOTAL EXEMPTION VALUE						HX HB VX 55,000					
BASE TAXABLE VALUE						181,425					
TOTAL JUST VALUE						332,992					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						308,200					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18102	SCRN RM	3,000	10/31/2006
C16287	CO ISSUED	0	09/21/2006
B16287	NEW CONSTR	0	09/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1566	3/27/2020	WD	Q	I	01	240,000
GRANTOR:APPLETON JENNIFER L &						
GRANTEE: JORDAN JEREMY T & M						
2350/1554	3/19/2020	QC	U	I	11	100
GRANTOR:CORBITT ANNA						
GRANTEE:APPLETON JENNIFER						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W6 FSP=[YR=2012] N10 W30 S10 E30\$ W34 S44 FOP=[YR=2006] S6 E22 N6 W22\$ E22 FGR=[YR=2006] E18 N22 W18 S22\$ N22 E18 N22\$ PTR=E15 FUS=[YR=2006] E40 S44 W11 N10 W3 N8 W4 S18 W22 N44\$ W15\$.											