LOT 27
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

SPIESS BRIAN/PERO DOROTHY MARIE
87029 KIPLING DRIVE
YULEE, FL 32097

2023

37-3N-27-0134-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

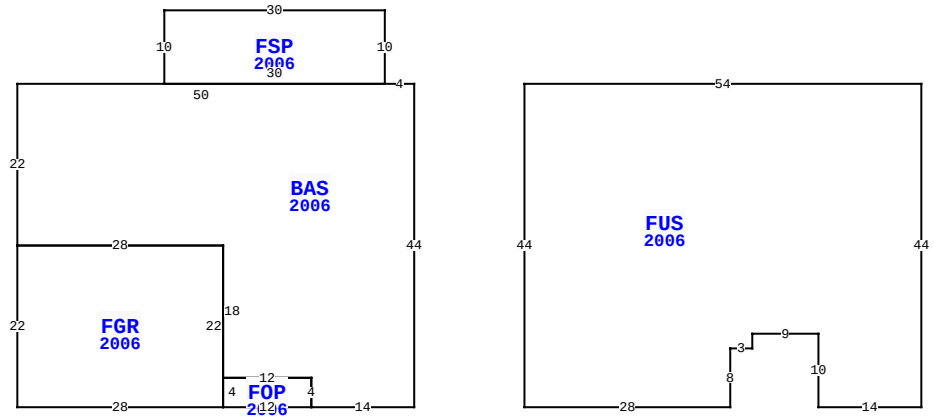
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	1,712	100	1,712	136,966
FGR	616	55	339	27,121
FOP	48	30	14	1,120
FSP	300	40	120	9,600
FUS	2,262	100	2,262	180,968
TOTALS	4,938		4,447	355,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,447	96.3600	86.96	386,711	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2023 Heated Area: 3974 HX Base Yr



87029 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	355,774
TOTAL MARKET OB/XF VALUE	3,562
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	404,336
SOH/AGL Deduction	0
ASSESSED VALUE	404,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,336
TOTAL JUST VALUE	404,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617120	SCRN RM	2,000	01/01/2006
B17198	SCRN RM	3,000	01/01/2006
C15896	CO ISSUED	0	01/01/2006
B15896	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1598	1/19/2022	SW	Q	I	01	494,900
GRANTOR: 87029 KIPING LAND TRU						
GRANTEE: SPIESS BRIAN & DORO						
2494/1313	8/26/2021	CT	U	I	18	262,100
GRANTOR: CLERK OF COURT						
GRANTEE: 87029 KIPLING DR LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4FSP=[YR=2006] N10W30S10E30
$W50S22FGR=[YR=2006] S22E28N22W28$ E28S18FOP=[YR=2006]
S4E12N4W12$E12S4 E14N44$ PTR=E15 FUS=[YR=2006] S44E28
N8E3N2E9S10E14N44W54$ 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	0812	CONCRETE C	0	0	0	0	1,012.00	SF	4.00	4.00	100	2006	2006	3	88	3,562	

LAND DESCRIPTION

TOTAL OB/XF 3,562

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	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