LOT 30
BELLS RIVER ESTATE #1 PB 7/90

**MARADIAGA BETHZAIDA**
87220 KIPLING DR
YULEE, FL 32097

**2023**

**37-3N-27-0134-0030-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

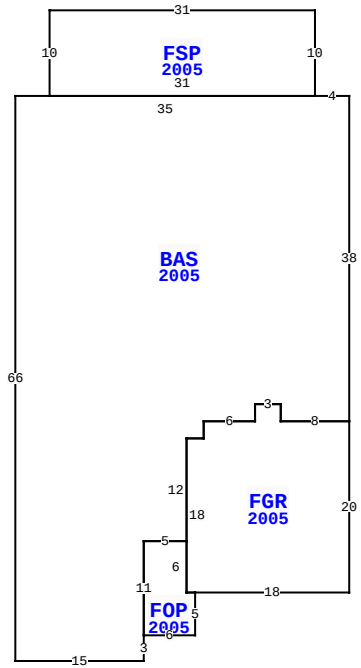
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,970 | 100 | 1,970 | 172,179 |
| FGR | 382 | 55 | 210 | 18,354 |
| FOP | 60 | 30 | 18 | 1,573 |
| FSP | 310 | 40 | 124 | 10,837 |
| TOTALS | 2,722 | | 2,322 | 202,944 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,322 | 105.8400 | 95.52 | 221,797 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1970 HX Base Yr 2019




87220 KIPLING DR, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,944 |
| TOTAL MARKET OB/XF VALUE | | 3,728 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 251,672 |
| SOH/AGL Deduction | | 87,555 |
| ASSESSED VALUE | | 164,117 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 114,117 |
| TOTAL JUST VALUE | | 251,672 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,344 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0515173 | NEW CONSTR | 0 | 01/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2245/0061 | 11/30/2018 | SW | U | I | 12 | 185,000 |
| GRANTOR: BEAR STEARNS ALT-A TR | | | | | | |
| GRANTEE: MARADIAGA BETHZAIDA | | | | | | |
| 2203/0028 | 6/11/2018 | CT | U | I | 18 | 165,300 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: STRUCTURED ASSET MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W31 S10 E31$ W35 S66 E15 N3 FOP=[YR=2005] E6 N5 FGR=[YR=2005] E18 N20 W8 N2 W3 S2 W6 S2 W2 S18 E1$ W1 N6 W5 S11$ N11 E5 N12 E2 N2 E6 N2 E3 S2 E8 N38$ .

## 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 | 824.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,728 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,728

| 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