



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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
NEIGHBORHOOD/LOC	4055.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	99,362
FGR	400	55	220	17,801
FOP	12	30	4	324
FSP	220	40	88	7,121
FUS	1,624	100	1,624	131,403

TOTALS	3,484		3,164	256,011
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	0			

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,164	97.9800	88.43	279,793	2005	2005	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2013												
Heated Area: 2852												
HX Base Yr 2013												

87198 KIPLING DR, YULEE

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,011	
TOTAL MARKET OB/XF VALUE		3,103	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		304,114	
SOH/AGL Deduction		67,869	
ASSESSED VALUE		236,245	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		186,245	
TOTAL JUST VALUE		304,114	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515301	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0638	12/08/2021	QC	U	I	11	100
GRANTOR: KENNEDY LINDSEY N/K/A						
GRANTEE: KENNEDY MATTHEW MAR						
1616/0248	3/04/2009	WD	U	I	11	100
GRANTOR: PROEHL COLE JESSE						
GRANTEE: KENNEDY MATTHEW M &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W12 FSP=[YR=2005] N10 W22 S10 E22\$ W28 S28 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S6 E2 FOP=[YR=2005] E6 N2 W6 S2\$ N2 E6 S2 E12 N34\$ PTR= E35 FUS=[YR=2005] N20 W28 S50 E20 N16 E8 S2 E12 N36 W12 S30 W8 N10 E8 \$ W35 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00