

LOT 35  
IN OR 2125/1899  
BELLS RIVER ESTATE #1 PB 7/90

KOVACICH OWEN M & LISA MARIE  
87132 KIPLING DR  
YULEE, FL 32097

2023

37-3N-27-0134-0035-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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 70      |
| Interior Floo            | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 5 100             |
| 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 |                  |    |

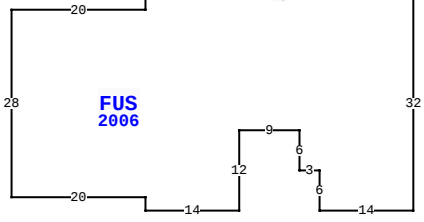
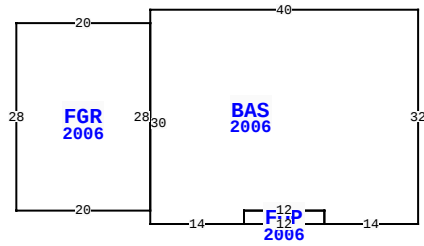
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,256            | 100         | 1,256        | 101,224              |
| FGR       | 560              | 55          | 308          | 24,823               |
| FOP       | 24               | 30          | 7            | 564                  |
| FUS       | 1,714            | 100         | 1,714        | 138,134              |
| TOTALS    | 3,554            |             | 3,285        | 264,745              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 805.00 | SF | 5.20  | 5.20           |       |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 510.00 | SF | 85.00 | 85.00          |       |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 951.00 | SF | 7.25  | 7.25           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |       |

REVIEW DATE 05/24/2018 BY SBX

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                         | 01  | 3,285     | 97.0600     | 87.60          | 287,766        | 2006 | 2006 | 0    | 0    | 8.00 | 92.00  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 2970 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |



87132 KIPLING DR, YULEE

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

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 264,745   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 42,747    |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 45,000    |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 352,492   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 116,824   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 235,668   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 185,668   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 352,492   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 318,676   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| E1326141   | NEW CONSTR  | 0      | 05/01/2013 |
| B1327061   | SWIM POOL   | 32,809 | 04/01/2013 |
| B18103     | SCRN RM     | 3,000  | 10/31/2006 |
| C0516408   | CO ISSUED   | 0      | 03/01/2006 |
| B0516408   | NEW CONSTR  | 0      | 03/01/2006 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2125/1899                     | 6/09/2017 | WD           | Q      | I      | 01        | 279,900       |  |
| GRANTOR:REWA BRENT L & KATHER |           |              |        |        |           |               |  |
| GRANTEE:KOVACICH OWEN M & L   |           |              |        |        |           |               |  |
| 1428/0452                     | 7/17/2006 | WD           | Q      | I      |           | 253,300       |  |
| GRANTOR:MARONDA HOMES INC     |           |              |        |        |           |               |  |
| GRANTEE:REWA BRENT L& KATHE   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W40 S2 FGR=[YR=2006] W20 S28 E20 N28 \$ S30<br>E14 FOP=[YR=2006] E12 N2 W12 S2 \$ N2 E12S2 E14 N32 \$ PTR=<br>E15 FUS=[YR=2006] E20 N2 E40 S32 W14 N6 W3 N6 W9 S12 W14 N2<br>W20 N28 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |       |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| 42,747      |          |     |                      |     |     |          |       |       |             |           |       |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1           | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |       |

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS