LOT 37
IN OR 2171/1556
BELLS RIVER ESTATE #1 PB 7/90

LEAPTROT JENNIFER G & MARK DENNIS
87086 KIPLING DRIVE
YULEE, FL 32097

2023

37-3N-27-0134-0037-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

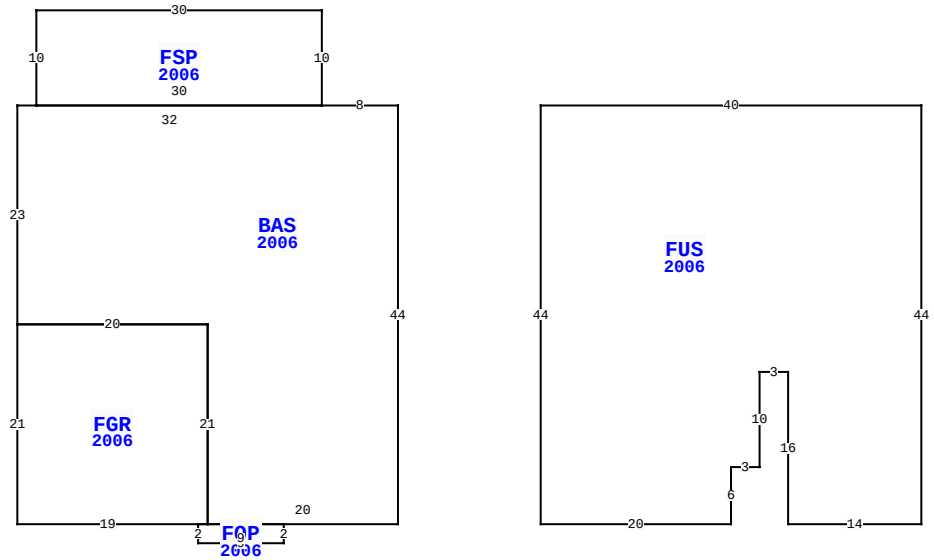
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4055.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	109,016
FGR	420	55	231	18,793
FOP	18	30	5	407
FSP	300	40	120	9,763
FUS	1,694	100	1,694	137,816
TOTALS	3,772		3,390	275,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,390	97.9800	88.43	299,778	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3034 HX Base Yr 2019



87086 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		275,796
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		324,274
SOH/AGL Deduction		111,772
ASSESSED VALUE		212,502
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,502
TOTAL JUST VALUE		324,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18100	SCRN RM	3,000	10/31/2006
C0516291	CO ISSUED	0	09/29/2006
B0516291	NEW CONSTR	0	09/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/1556	1/19/2018	WD	Q	I	01	212,500
GRANTOR: DAVIS SEBRINA K						
GRANTEE: LEAPTROT JENNIFER G						
2159/0925	11/28/2017	QC	U	I	11	100
GRANTOR: DAVIS TERRY W						
GRANTEE: DAVIS SEBRINA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 FSP=[YR=2006] N10 W30 S10 E30$ W32 S23 FGR=[YR=2006] S21 E19 FOP=[YR=2006] S2 E9 N2 W9$ E1 N21 W20$ E20 S21 E20 N44$ PTR=E15 FUS=[YR=2006] E40 S44 W14 N16 W3 S10 W3 S6 W20 N44$ 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
2	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2006	2006	3	88	3,478	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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 05/24/2018 BY SBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS