LOT 39
IN OR 1471/1484
BELLS RIVER ESTATE #1 PB 7/90

GRIFFIN JOHN A & MARY J
87050 KIPLING DR
YULEE, FL 32097

**2023**

**37-3N-27-0134-0039-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

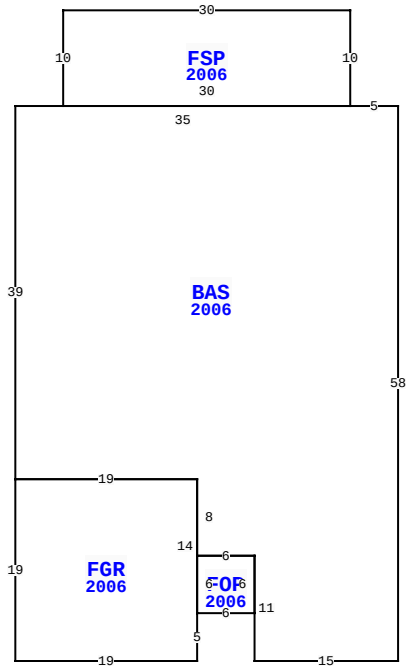
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,893 | 100 | 1,893 | 164,822 |
| FGR | 361 | 55 | 199 | 17,326 |
| FOP | 36 | 30 | 11 | 958 |
| FSP | 300 | 40 | 120 | 10,448 |
| TOTALS | 2,590 | | 2,223 | 193,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,223 | 104.8600 | 94.64 | 210,385 | 2006 | 2006 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM – 100% - 2008 Heated Area: 1893 HX Base Yr 2008




87050 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 | | 193,554 |
| TOTAL MARKET OB/XF VALUE | | 3,006 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 241,560 |
| SOH/AGL Deduction | | 95,914 |
| ASSESSED VALUE | | 145,646 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 95,646 |
| TOTAL JUST VALUE | | 241,560 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B18099 | SCRN RM | 3,000 | 10/31/2006 |
| B0516362 | CO ISSUED | 0 | 08/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1471/1484 | 1/16/2007 | TD | Q | I | | 200,000 |
| GRANTOR: PARRISH JOSEPH W & SH | | | | | | |
| GRANTEE: GRIFFIN JOHN A & MA | | | | | | |
| 1436/1770 | 8/14/2006 | WD | Q | I | | 198,500 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: PARRISH JOSEPH W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W5 FSP=[YR=2006] N10 W30 S10 E30$ W35 S39
FGR=[YR=2006] S19 E19 N5 FOP=[YR=2006] E6 N6 W6 S6$ N14 W19$
E19 S8 E6 S11 E15 N58$.

## 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 | 657.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,006 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,006

| 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 | | | 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