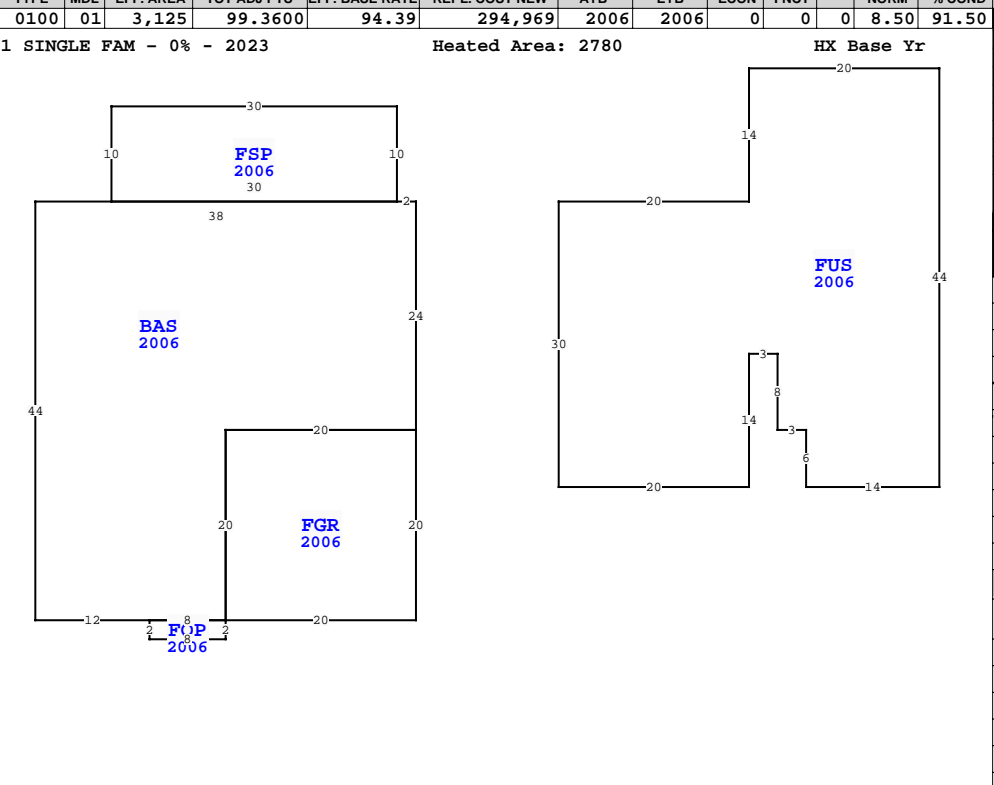


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SINGLE FAM	- 0%	- 2023		294,969	2006	2006	0	0	8.50	91.50			



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,897
TOTAL MARKET OB/XF VALUE		4,253
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		319,150
SOH/AGL Deduction		0
ASSESSED VALUE		319,150
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		319,150
TOTAL JUST VALUE		319,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,102

EXTRA FEATURES				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	117,459
FGR	400	55	220	19,001
FOP	16	30	5	432
FSP	300	40	120	10,364
FUS	1,420	100	1,420	122,641
TOTALS	3,496		3,125	269,897

87009 KIP LN, YULEE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15733	NEW CONSTR	0	02/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2595/0335	9/29/2022	WD Q	Q	I	01	371,700
GRANTOR: OP SPE TPAI LLC						
GRANTEE: RESIDENTIAL HOME BU						
2564/1450	5/20/2022	WD Q	Q	I	01	369,000
GRANTOR: MEADOWS WILLIAM III &						
GRANTEE: OP SPE TPAI LLC						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W2 FSP=[YR=2006] N10 W30 S10 E30\$ W38 S44 E12	
FOP=[YR=2006] S2 E8 N2 W8\$ E8 FGR=[YR=2006] E20 N20 W20 S20\$	
N20 E20 N24\$ PTR=E15 FUS=[YR=2006] E20 N14 E20 S44 W14 N6 W3	
N8 W3 S14 W20 N30\$ W15\$.	

L N	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	0	0	0		940.00	SF	5.20				4,253	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							