

LOT 14  
CONSERV ESMT PT OR 1299/53  
BELLS RIVER ESTATE #1 PB 7/90

HARTMAN MELINDA/HARTMAN COLLIN ET AL  
87002 KIP LN  
YULEE, FL 32097

2024

37-3N-27-0134-0014-0000



| 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                 | 4  | 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 |                  |

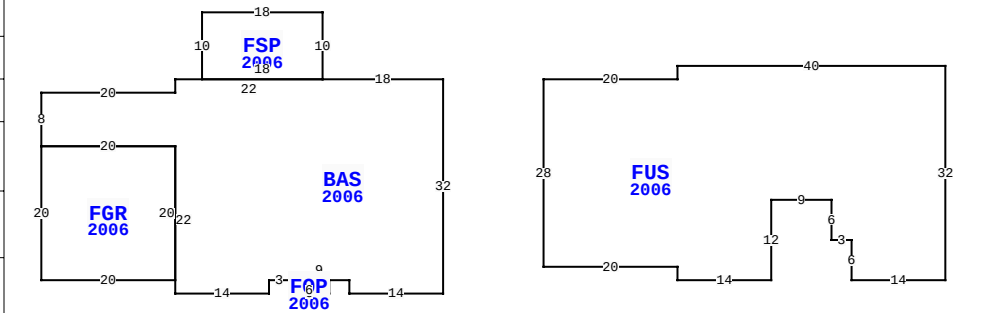
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,416            | 100         | 1,416        | 120,598              |
| FGR       | 400              | 55          | 220          | 18,737               |
| FOP       | 12               | 30          | 4            | 340                  |
| FSP       | 180              | 40          | 72           | 6,132                |
| FUS       | 1,714            | 100         | 1,714        | 145,978              |
| TOTALS    | 3,722            |             | 3,426        | 291,786              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 741.00 | SF | 5.20  | 5.20           |       |
| 2              | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 281.00 | SF | 10.00 | 10.00          |       |
| 3              | 0835       | QUARY TILE  | 0   | 100 | 5 | 4 | 20.00  | SF | 10.00 | 10.00          |       |

| 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 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

REVIEW DATE 04/22/2024 BY KWA

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                         | 01  | 3,426     | 97.9800     | 93.08          | 318,892        | 2006 | 2006 | 0    | 0    | 8.50 | 91.50  |
| 1 SINGLE FAM - 100% - 2009 Heated Area: 3130 HX Base Yr 2009 |     |           |             |                |                |      |      |      |      |      |        |



|                     |          |           |
|---------------------|----------|-----------|
| 87002 KIP LN, YULEE | BLD DATE | LGL DATE  |
|                     | XF DATE  | LAND DATE |
|                     | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,939       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,939       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

| NASSAU COUNTY PROPERTY    |           |  |               |
|---------------------------|-----------|--|---------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 4 |
| VALUATION BY              | STANDARD  |  |               |
| Tax Group: 4              | Tax Dist: |  |               |
| BUILDING MARKET VALUE     | 291,786   |  |               |
| TOTAL MARKET OB/XF VALUE  | 4,939     |  |               |
| TOTAL LAND VALUE - MARKET | 45,000    |  |               |
| TOTAL MARKET VALUE        | 341,725   |  |               |
| SOH/AGL Deduction         | 119,862   |  |               |
| ASSESSED VALUE            | 221,863   |  |               |
| TOTAL EXEMPTION VALUE     | 55,000    |  |               |
| BASE TAXABLE VALUE        | 166,863   |  |               |
| TOTAL JUST VALUE          | 341,725   |  |               |
| NCON VALUE                | 0         |  |               |
| INCOME VALUE              |           |  |               |
| PREVIOUS YEAR MKT VALUE   | 328,845   |  |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B15902     | NEW CONSTR  | 0   | 02/17/2006 |

| SALES DATA                     |           |           |       |       |            |
|--------------------------------|-----------|-----------|-------|-------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD     |
| 2568/0162                      | 3/23/2022 | QC        | U     | I     | 11         |
| GRANTOR: HARTMAN KENNEDY & COL |           |           |       |       | SALE PRICE |
| GRANTEE: HARTMAN MELINDA       |           |           |       |       |            |
| 2468/1872                      | 6/07/2021 | FJ        | U     | I     | 11         |
| GRANTOR: HARTMAN JEFFERY L EST |           |           |       |       | 100        |
| GRANTEE: HARTMAN MELINDA & K   |           |           |       |       |            |

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

| BUILDING DIMENSIONS                                          |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2006] W18 FSP=[YR=2006] N10 W18 S10 E18\$ W22 S2 W20 |  |  |  |  |  |
| S8 FGR=[YR=2006] S20 E20 N20 W20\$ E20 S22 E14 N2 E3         |  |  |  |  |  |
| FOP=[YR=2006] S2 E6 N2 W6\$ E9 S2 E14 N32\$ PTR=E15          |  |  |  |  |  |
| FUS=[YR=2006] E20 N2 E40 S32 W14 N6 W3 N6 W9 S12 W14 N2 W20  |  |  |  |  |  |
| N28\$ W15\$.                                                 |  |  |  |  |  |

PRINTED 08/06/2024 BY SYS