

LOT 18
CONSERV ESMT PT OR 1299/53
BELLS RIVER ESTATE #1 PB 7/90

POLLARD STORIE & HASSAUN/POLLARD DONNA L
87121 KIPLING DR
YULEE, FL 32097

2024

37-3N-27-0134-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	1,400	100	1,400	121,477
FGR	360	55	198	17,180
FOP	16	30	5	434
FUS	1,668	100	1,668	144,731
PTO	32	5	2	174

TOTALS 3,476 3,273 283,997

EXTRA FEATURES

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	0 100	0	0	691.00	SF	5.20	5.20	100	2006	2006	3	87	3,126	
2	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	35	504	
3	0858	SCULP CONC	0 100	0	0	72.00	SF	13.00	13.00	100	2008	2008	3	97	908	

LAND DESCRIPTION

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,273	99.8200	94.83	310,379	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM - 100% - 2021

Heated Area: 3068

HX Base Yr 2021

Diagram of a property layout showing three areas:

- PTO (Patio) 8x4
- BAS (Basement) 20x24
- FGR (Front Yard) 18x20

Total area: 3068

Diagram of a property layout showing three areas:

- FUS (Front Yard) 40x44
- FGR (Front Yard) 18x20
- FUS (Front Yard) 18x20

Total area: 3068

87121 KIPLING DR, YULEE

BLD DATE 04/04/2023 NW
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		283,997			
TOTAL MARKET OB/XF VALUE		4,538			
TOTAL LAND VALUE - MARKET		45,000			
TOTAL MARKET VALUE		333,535			
SOH/AGL Deduction		98,614			
ASSESSED VALUE		234,921			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		184,921			
TOTAL JUST VALUE		333,535			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		320,922			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516296	CO ISSUED	0	10/01/2005
B0516296	NEW CONSTR	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/1765	11/16/2020	WD	Q	I	01	275,000
GRANTOR: LASCHANSKY JEFFREY M						
GRANTEE: POLLARD STORIE M &						
2105/0910	3/06/2017	WD	Q	I	01	206,000
GRANTOR: CACCAMISE JOHN						
GRANTEE: LASCHANSKY JEFFREY						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2006] W20 PTO=[YR=2006] N4 W8 S4 E8\$ W20 S44 E14 FOP=[YR=2006] S2 E8 N2 W8\$ E8 FGR=[YR=2006] E18 N20 W18 S20\$ N20 E18 N24\$ PTR=E15 FUS=[YR=2006] E40 S44 W19 N8 W3 N9 W4 S17 W14 N44\$ W15\$.						

LAND DESCRIPTION										TOTAL OB/XF										4,538									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS