

LOT 24
IN OR 2141/666
CONSERV ESMT PT OR 1299/53

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

37-3N-27-0134-0024-0000



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 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	1,237	100	1,237	107,922
FGR	623	55	343	29,925
FOP	20	30	6	523
FSP	280	40	112	9,771
FUS	1,636	100	1,636	142,734
PTO	24	5	1	87
TOTALS	3,820		3,335	290,963

EXTRA FEATURES	
L N	OB/XF CODE

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	1,116.00	SF	5.20	5.20	100	2006	2006	3	87	5,049	
2	0861	POOL GUNIT	0	0	0	0	225.00	SF	85.00	85.00	100	2007	2007	3	48	9,180	
3	0911	SCRN RM A	0	0	50	18	900.00	SF	17.50	17.50	100	2007	2007	3	31	4,883	
4	0845	KOOL DECK	0	0	0	0	675.00	SF	7.25	7.25	100	2007	2007	3	88	4,307	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	

LAND DESCRIPTION	
L N	USE CODE
1	000134
	C
	SFR POND
	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,335	100.3720	95.35	317,992	2006	2006	0	0	8.50	91.50
1 SINGLE FAM - 0% - 0 Heated Area: 2873 HX Base Yr											

BLD DATE	04/04/2023	NW	LGL DATE
XF DATE	09/24/2007	JM	LAND DATE
INC DATE			AG DATE

87067 KIPLING DR, YULEE											
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TOTAL OB/XF											
24,039											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			290,963
TOTAL MARKET OB/XF VALUE			24,039
TOTAL LAND VALUE - MARKET			47,250
TOTAL MARKET VALUE			362,252
SOH/AGL Deduction			49,719
ASSESSED VALUE			312,533
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,533
TOTAL JUST VALUE			362,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20380	SCRN ENCL	7,956	08/01/2007
B20420	REMODEL	876	08/01/2007
B20237	SWIM POOL	27,092	07/01/2007
C0516361	CO ISSUED	0	09/29/2006
B0516361	NEW CONSTR	0	09/29/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2141/0666	8/21/2017	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: AH4R PROPERTIES LLC					
1994/0364	7/24/2015	WD	Q	I	01
GRANTOR: COUNTS TAMMY LEA					
GRANTEE: SALVAS KERRY A					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W14 PTO=[YR=2006] N4 W6 S4 E6\$ W26	
FSP=[YR=2006] W10 S28 FGR=[YR=2006] S21 E30 N14 W1 N7 W29\$	
E10 N28\$ S28 E19 S7 E3 FOP=[YR=2006] E8 N1 W2 N2 W6 S3\$ N3 E6	
S2 E12 N34\$ PTR=E20 FUS=[YR=2006] E40 S36 W12 N17 W8 S11 E8	
S4 W8 S17 W20 N51\$ W20\$.	