LOT 26
IN OR 1465/1693
CONSERV ESMT PT OR 1299/53

ADEKUNLE YEMI
97178 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

37-3N-27-0134-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

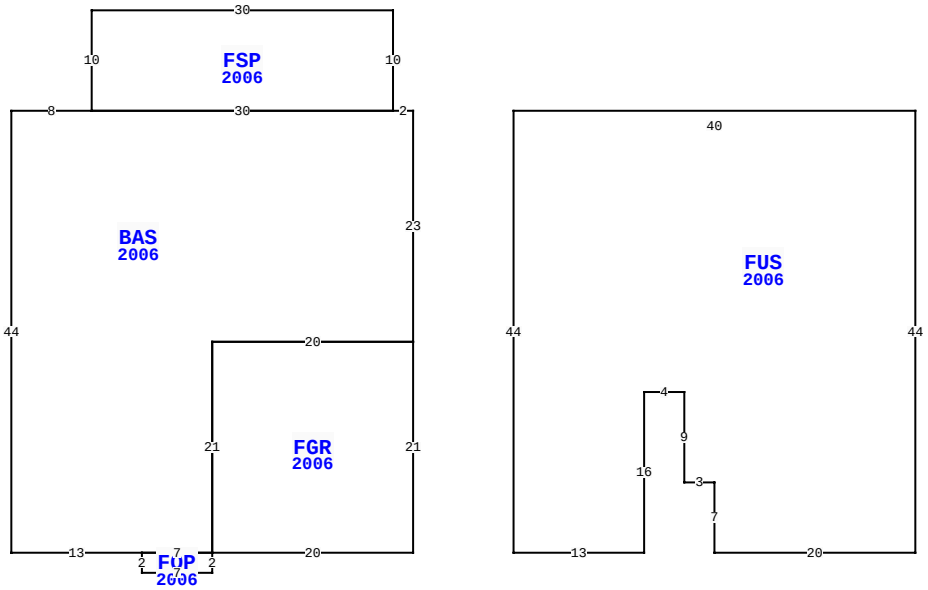
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,340	100	1,340	115,413
FGR	420	55	231	19,896
FOP	14	30	4	345
FSP	300	40	120	10,336
FUS	1,675	100	1,675	144,266
TOTALS	3,749		3,370	290,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,370	99.0840	94.13	317,218	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 3015 HX Base Yr



87045 KIPLING DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	290,254
TOTAL MARKET OB/XF VALUE	4,332
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	339,586
SOH/AGL Deduction	52,129
ASSESSED VALUE	287,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,457
TOTAL JUST VALUE	339,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617117	SCRN RM	2,000	09/21/2006
B0617196	SCRN RM	3,000	09/21/2006
C15854	CO ISSUED	0	09/21/2006
B15854	NEW CONSTR	0	09/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1693	12/15/2006	WD	Q	I		235,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: ADEKUNLE YEMI						
1324/0584	6/09/2005	WD	U	V	19	435,000
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=10,0] E40 S44 W20 N7 W3 N9 W4 S16 W13 N44 $
BAS=[YR=2006;ORIG=0,0] W2 W30 W8 S44 E13 E7 N21 E20 N23 $
FGR=[YR=2006;ORIG=-20,44] E20 N21 W20 S21 $
FSP=[YR=2006;ORIG=-2,0] N10 W30 S10 E30 $
FOP=[YR=2006;ORIG=-27,44] S2 E7 N2 W7 $
PTR=[ORIG=0,0] E15 W15 $
.

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
1	0810	CONCRETE A	0	0	0	0	766.00	SF	6.50	6.50	100	2006	2006	3	87	4,332	

LAND DESCRIPTION

TOTAL OB/XF 4,332

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	0	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