LOT 30
BELLS RIVER ESTATE #1 PB 7/90

MARADIAGA BETHZAIDA
87220 KIPLING DR
YULEE, FL 32097

2024

37-3N-27-0134-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

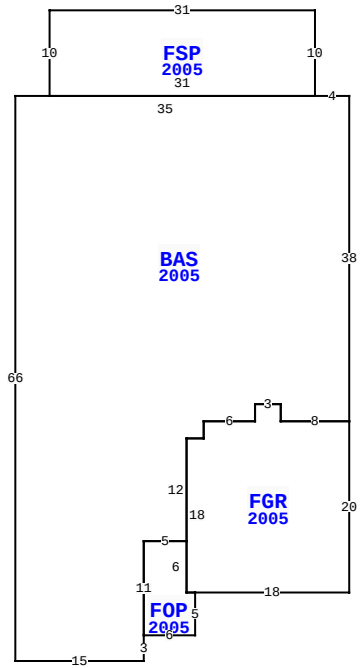
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4055.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	180,256
FGR	382	55	210	19,216
FOP	60	30	18	1,647
FSP	310	40	124	11,346
TOTALS	2,722		2,322	212,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,322	105.8400	100.55	233,477	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1970 HX Base Yr 2019



87220 KIPLING DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,464
TOTAL MARKET OB/XF VALUE		3,685
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		261,149
SOH/AGL Deduction		92,108
ASSESSED VALUE		169,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,041
TOTAL JUST VALUE		261,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515173	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2245/0061	11/30/2018	SW	U	I	12	185,000
GRANTOR: BEAR STEARNS ALT-A TR						
GRANTEE: MARADIAGA BETHZAIDA						
2203/0028	6/11/2018	CT	U	I	18	165,300
GRANTOR: CLERK OF COURT						
GRANTEE: STRUCTURED ASSET MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W31 S10 E31$ W35 S66 E15 N3 FOP=[YR=2005] E6 N5 FGR=[YR=2005] E18 N20 W8 N2 W3 S2 W6 S2 W2 S18 E1$ W1 N6 W5 S11$ N11 E5 N12 E2 N2 E6 N2 E3 S2 E8 N38$.

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	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20	5.20	100	2005	2005	3	86	3,685	

LAND DESCRIPTION

TOTAL OB/XF 3,685

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	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